ASILOMAR STATE BEACH AND CONFERENCE GROUNDS

General Plan and Final Environmental Impact Report

Aproved by the State Park and Recreation Commission on
September 17, 2004

California State Parks Mission Statement

To provide for the health, inspiration and education of the people of California by helping to preserve the state's extraordinary biological diversity, protecting its most valued natural and cultural resources, and creating opportunities for high-quality outdoor recreation.

ASILOMAR STATE BEACH AND CONFERENCE GROUNDS

General Plan and Final Environmental Impact Report

SCH# 2003101091

Arnold Schwarzenegger
Governor

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Secretary for Resources

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Acting Director of Parks and Recreation

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Resolution 19-2004
adopted by the
CALIFORNIA STATE PARK AND RECREATION COMMISSION
at its regular meeting in Pacific Grove
September 17, 2004

Asilomar State Beach and Conference Grounds General Plan and Environmental Impact Report

WHEREAS, the Director of the California State Parks has presented to this Commission for approval the proposed General Plan and Environmental Impact Report ("Plan") for Asilomar State Beach and Conference Grounds; and

WHEREAS, the Plan provides conceptual parameters and guidelines for the long-term management, development and operation of Asilomar State Beach and Conference Grounds to provide for the future public use and enjoyment of the unit as well as the protection of its quality, resources, and diversity; and

WHEREAS, this Commission is responsible for the approval of the Plan pursuant to California Public Resources Code (PRC) Section 5002.2; and

WHEREAS, the Plan, including related future implementation actions, is subject to the California Environmental Quality Act (CEQA); and

WHEREAS, pursuant to Public Resources Code Section 5002.2, the Plan includes the Environmental Impact Report (EIR) as a part of a General Plan, pursuant to the California Code of Regulations (CCR) Section 15166 (CEQA Guidelines), providing discussion of the probable impacts of future development, establishing goals, policies and objectives, and addressing all the requirements of an EIR; and

WHEREAS, the Plan functions as a "tiered EIR" pursuant to PRC 21093, covering general goals and objectives of the Plan, and that the appropriate level of CEQA review will be conducted for each project relying on the Plan; and

WHEREAS, this Commission recognizes the uniqueness and distinction of the Asilomar Conference Grounds, both architecturally and socially, which led to its listing as a National Historic Landmark and Natural Register of Historic Places District; also consisting of the Asilomar Dunes Complex, a distinct geologic landform along the western extremity of the Monterey Peninsula, which represents an ecologically intact and naturally functioning dune complex;

Continued on page two:

Continued from page one:

NOW, THEREFORE, BE IT RESOLVED

RESOLVED: this Commission has reviewed and considered the information and analysis in the Plan prior to approving the Plan, and this Commission finds and certifies that the Plan reflects the independent judgment and analysis of this Commission and has been completed in accordance with the California Environmental Quality Act; and be it

RESOLVED: in connection with its review of the Plan prior to approving the General Plan, this Commission independently finds that the environmental conclusions contained in the Environmental Analysis Section of the Plan are supported by facts therein and that each fact in support of the findings is true and is based on substantial evidence in the record and that mitigation measures or other changes or alterations have been incorporated into the Plan which will avoid or substantially lessen the potential impacts identified in the Plan; and be it

RESOLVED: in connection with its review of the Plan prior to approval of the Plan, this Commission finds the mitigation measures incorporated in the Environmental Analysis Section of the Plan, together with the resource protection policy guidelines in the Plan, to be feasible and appropriate mitigation of the potential environmental impacts identified in the Plan and adopts them as part of its approval of the Plan consistent with PRC Section 21081.6(b); and be it

RESOLVED: The location and custodian of the Plan and other materials which constitute the record of proceeding on which the Commission's decision is based is: State Park and Recreation Commission, P.O. Box 942896, Sacramento, California 94296-0001, Phone 916/653-0524, Facsimile 916/653-4458; and be it

RESOLVED: The California State Park and Recreation Commission hereby approves the Department of Parks and Recreation's Asilomar State Beach and Conference Grounds General Plan and Environmental Impact Report, dated January 2004; and be it

FURTHER RESOLVED; that a Notice of Determination be filed with the Office of Planning and Research within five days of this approval;

Attest: This Resolution was duly adopted by the California State Park and Recreation Commission on September 17, 2004, at its duly noticed public meeting at Pacific Grove, California.

By: *ORIGINAL SIGNED BY* Date: *9-17-04*
Louis Nastro
Assistant to the Commission
For Ruth Coleman, Director
California State Parks
Secretary to the Commission

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EXECUTIVE SUMMARY

The Department of Parks and Recreation (DPR) has developed a Preliminary General Plan / Draft Environmental Impact Report (EIR) for Asilomar State Beach and Conference Grounds. The Plan (Chapters 1-3) is based on the past research, previously received public scoping comments and recently performed planning analysis. Key elements of the General Plan include planning goals, identification of primary planning issues and preliminary resource management guidelines for Asilomar State Beach and Conference Grounds. The Draft EIR (Chapter 4) evaluates the potential for significant efforts to the park's land use and resources (physical, biotic, cultural and social) as result of implementation of The Plan in accordance with the California Environmental Quality Act (CEQA) guidelines. The key elements of the General Plan and EIR are presented below.

PURPOSE OF THE GENERAL PLAN

The purpose of the Asilomar State Beach and Conference Grounds General Plan is to serve as a guide for future parkland improvements, such as facility improvements and relocations, habitat restoration, and historic building rehabilitation. It reflects the many changes in the park and the surrounding neighborhoods, the current knowledge of the park's biological resources, and current visitor and community needs. It reflects an extensive public planning process that included contributions from numerous community organizations, public agencies and other stakeholders within five miles of the park. This Plan is conceptual by nature, setting forth an overall vision for the park that balances the recreational and cultural needs of the park with protection of the park's natural and cultural resource values.

PLAN GOALS

The Plan's goals provide broad statements of desired outcomes which state the Department's general resource management intentions and provide general guidance for future management of the park's resource values. The goals of the Asilomar General Plan include:

- Protect the learning environment for training center and conference attendees;
- Increase the efficiency of park operations, circulation, and parking;
- Improve universal accessibility to park facilities were feasible without harming or impacting the park's natural or cultural resources;

- Restore and protect the historic core;
- Restore and protect the park's natural environment;
- Protect the park's ambience and character;
- Enhance Asilomar's sense of place as a "refuge by the sea;"
- Enhance the visitor experience for both conference ground and day visitors;
- Enhance interpretation opportunities at the park; and,
- Be sensitive to the park's surroundings and local community.

PRIMARY PLANNING ISSUES

The primary planning issues of the General Plan describe the primary resource constraints and opportunities at Asilomar that have been identified by the DPR's previous public scoping and planning analysis as warranting future management attention.

- *Transportation, circulation, and parking.* Opportunities exist to reduce traffic impacts on park resources and adjacent neighborhoods through redesign and relocation of park structures, entrances, pathways, circulation, and parking.

- *Park interpretive and educational resources, programs, and facilities.* Opportunities exist to enhance the park's interpretive and educational programs and facilities, particularly related to historic resources, and the history of the conference center.

- *Regional influences and park's relationship with surrounding areas.* Opportunities exist for enhancing and providing additional beach access to accommodate the increasing public use.

- *Growing demand for recreational opportunities and visitor experiences.* The State and the Monterey Bay region continue to experience growing demand for recreational opportunities. The plan addresses opportunities for appropriate visitor facilities that may require removal and relocation of existing facilities and structures while maintaining the existing building to open space ratio. The plan also addresses the need to continue and maintain the visitor experience while maintaining the stewardship of the unit's cultural, ecological, and biological resources.

- *Visitor use impacts on resources*. The General Plan evaluates the impacts of actions identified in the plan and visitor use on resources, including the historic nature of the conference center and natural resources of the beach.

- *Inadequate access to facilities.* The Department of Parks and Recreation (DPR) recognizes the need for universal accessibility and Americans with Disabilities Act compliance at Asilomar State Beach and Conference Grounds. Accessibility features need to be integrated into future planning and embodied in the parks

programs, providing visitors, regardless of their abilities, with high-quality recreational opportunities while preserving the integrity of the park's resources.

GENERAL PLAN MANAGEMENT GUIDELINES

While the General Plan's goals provide management direction based on broads statements of desired outcomes for the park, management guidelines: (1) describe the physical, natural, social condition or degree of function a resource must meet to attain or sustain the plan goals, or (2) provide specific direction for future park management by specifying management actions or resource standards for interpreting and/or achieving the park's management goals.

Key future management and park development guidelines proposed by the Asilomar General Plan include:

- *Restore visitor use of the Social Hall to be more consistent with its traditional and intended use by relocating the current registration and administrative use of the building to an alternate site. The displaced visitor registration and administrative offices could be located in a new consolidated Administrative building located near the Sea Galaxy area and the current Corporation Yard site. Consolidate both the DPR's and concessionaire's administration offices in the new facility.*

- *Reduce vehicle use within the Historic Core and improve pedestrian circulation and access by relocating the current visitor registration to a location outside the historic core with better vehicle access. Improve the southern access at the Sunset Drive and Asilomar Boulevard intersection and possibly develop an alternate northern vehicle entrance along Asilomar Boulevard. Current entrance at the Sinex Avenue intersection could be used solely for pedestrian and bicycle use. Since only emergency and service vehicles would be permitted within Historic Core, redesign of pedestrian circulation, pathways and reduction of some roadways could implemented.*

- *Maintain current lodging capacity and reduce developed footprint at Asilomar. Future park management should pursue opportunities to remove unneeded facilities or infrastructure to enhance Asilomar's cultural and natural values by minimizing visual intrusions and restoring, when and where possible, the historic landscape.*

- *Preserve, enhance and restore Asilomar State Beach and Conference Ground's historic landscape. Minimize adverse impacts to the park aesthetic resources by visually integrating any new facilities (such as a new Administrative Building) through siting techniques, building forms and materials.*

- *Provide improved educational and interpretive information to Asilomar visitors by enhancing the current interpretative program with greater diversity of interpretive*

resources, more emphasis on Asilomar's cultural and natural histories, and more coordinated and informational signage.

- *Relocate the current operations and maintenance center (currently located at Corporation Yard) away from the historic core to improve park operations and visitor experience. New location could be at the Forest Lodge area or off-site in accordance with local, state and federal regulations.*

- *Consider development of a mid-size conference room facility with greater operational flexibility to replace meeting space capacity that will be lost from adaptive reuse or relocation of park facilities (such as the new administrative center). New mid-size conference facility could also enable removal or adaptive reuse of other under-utilized existing meeting space.*

- *Prepare and implement a vegetation restoration and management plan to protect, restore and perpetuate native plant communities and remove non-native and invasive species. Resource management programs for restoration, protection and maintenance of special species wildlife and vegetation should be developed and implemented. Accommodate appropriate public uses of the dunes, shorelines and other natural areas within the park. Location of park facilities, buildings and other infrastructure should be designed and sited to avoid sensitive plant and wildlife areas, and protect natural habitat. Recreational facilities should satisfy both user needs and resource protection requirements. Primary park resources should not be significantly impaired to create or enhance recreational opportunities. Development within the park should not be of such capacity, nor of such intensity that significant ecological deterioration of any environmental factor may reasonably be expected to occur.*

RESOURCE PROTECTION MANAGEMENT ZONE

The Resource Protection Management Zone established for this General Plan describes specific strategies to steer future development of visitor experiences, facilities, and resource management. Management zoning is an adaptive mechanism to protect and enhance park resources. It prescribes certain uses and facilities that are allowed within the area, based on resource compatibility, but does not designate specific sites for development of specific facilities or determine the number of facilities to be developed. Site-specific development within the management zone will be analyzed, designed, and implemented on a project specific basis. The Resource Protection Management Zone and the General Plan's Adaptive Management Program address park carrying capacity.

ENVIRONMENTAL ANALYSIS

Chapter 4 includes an evaluation of the potential for significant environmental effects to land use, physical resources, biotic resources, cultural resources, and

social resources resulting from implementation of this General Plan. The chapter identifies mitigation measures that would, upon implementation, reduce or avoid potential impacts, resulting in a less than significant program level impact. The environmental analysis prepared for the General Plan is programmatic in scope and does not contain project-specific analysis for the facilities recommended in the General Plan. However, the General Plan includes guidelines that stipulate project-level environmental review of area- and site-specific projects, as applicable, to avoid or minimize any potential adverse site-specific effects to resources during construction or operation of facilities. Specific projects would undergo subsequent CEQA review in the future as appropriate.

CHAPTER 1
INTRODUCTION

PARK LOCATION AND SETTING

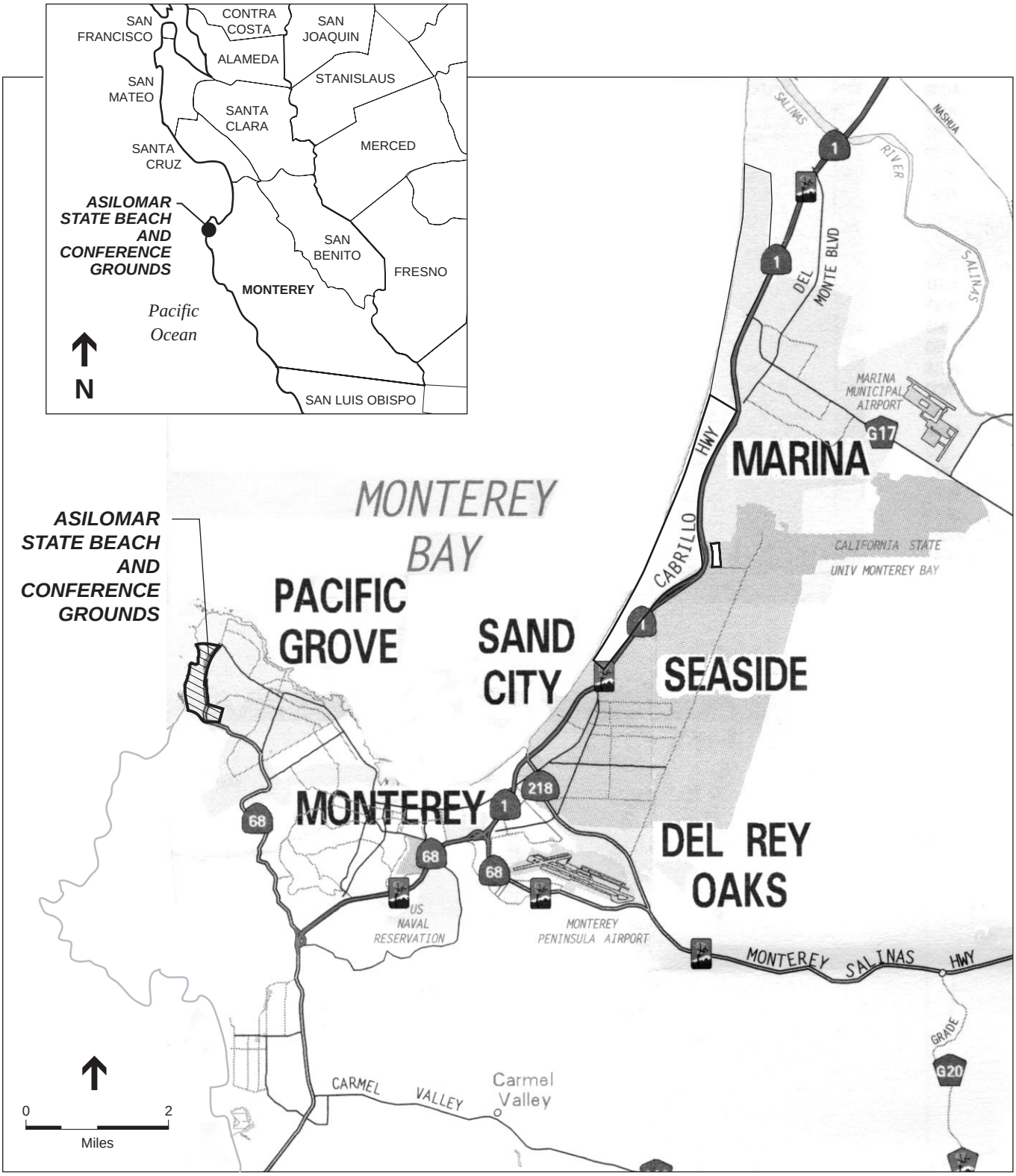
The Asilomar State Beach and Conference Grounds is located on the western extremity of the Monterey Peninsula within the City of Pacific Grove (see Figure 1-1). The park fronts approximately one mile of open shoreline and occupies 107 acres of scenic forest and sand dunes. Approximately 62 of the park's acres are undergoing dune restoration to reestablish the natural biotic community. Fences, boardwalks and trails have been established in the dunes to provide beach access while protecting restored plant communities by reducing erosion and trampling.

The Asilomar Conference Grounds is a complex of meeting rooms, dining facilities, and visitor rooms situated on approximately 45 acres of Asilomar State Beach and Conference Grounds. The Asilomar Conference Grounds facilities are located in a prime scenic location that neighbors the community of Pebble Beach and the scenic "Seventeen Mile Drive." Figures 1-2 and 1-3 provide an overview of the existing facilities and features that comprise Asilomar State Beach and Conference Grounds.

State Highway 1 provides year-round road access to the Monterey Peninsula from the north and south. State Highways 68 and 156 connect to the coast route from the major arterials of State Route 101 and Interstate 5 inland. The City of San Francisco is 185 miles to the north, while Los Angeles is 390 miles to the south. From Highway 1, Asilomar State Beach and Conference Grounds is accessed either via State Route 68 to Asilomar Avenue, or via Lighthouse Avenue in Monterey. Air connections to major metropolitan areas are available from nearby Monterey Peninsula Airport.

PURPOSE ACQUIRED

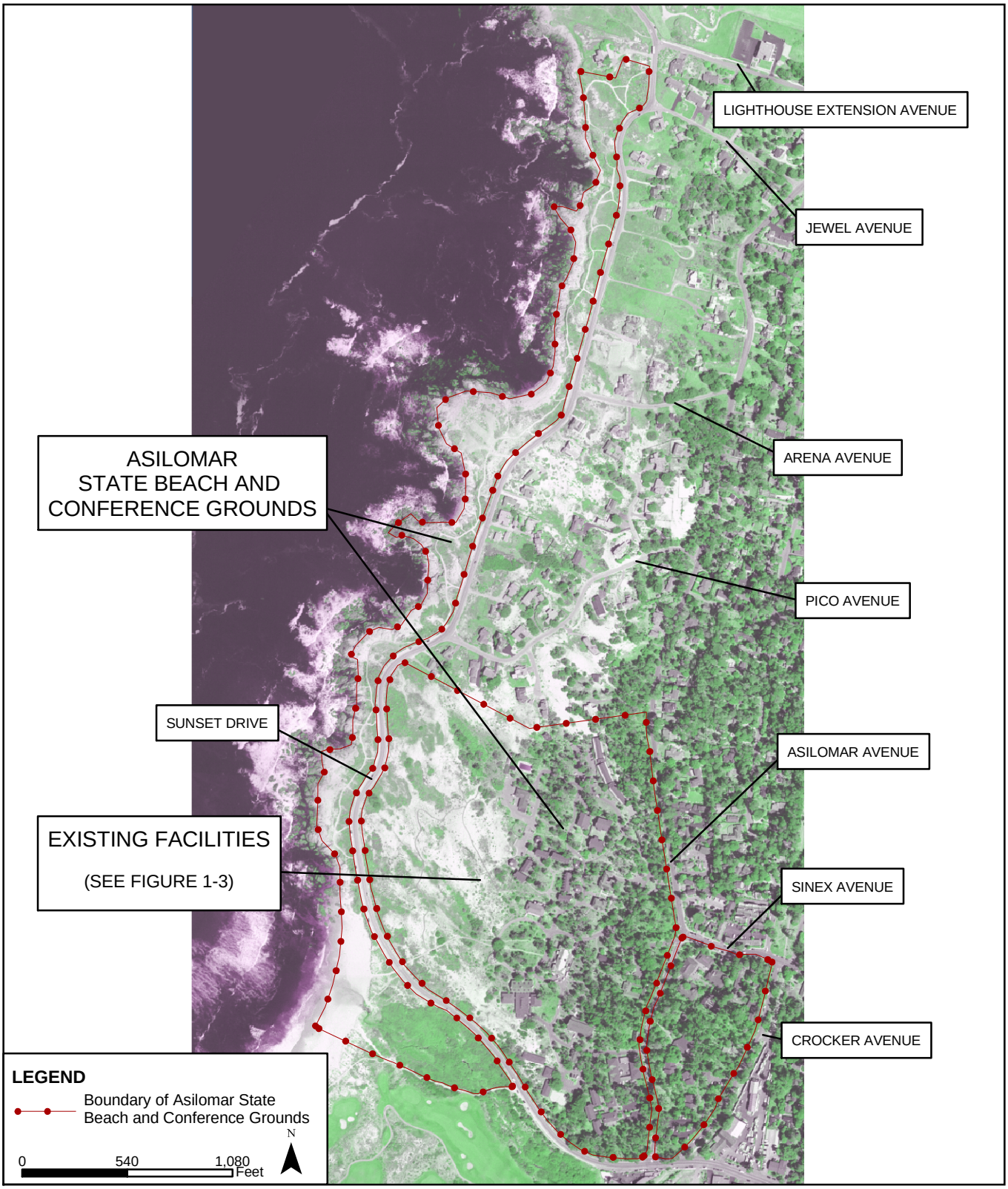
Asilomar State Beach and Conference Grounds was originally established in 1913 as a training camp and conference site for the Young Women's Christian Association (YWCA). It has been owned and operated by the State of California since 1956. At the time of its acquisition by the State Park System an additional 35 acres of beach front land was also incorporated as Asilomar Beach. Between 1969 and 1976, the California Department of Park and Recreation (DPR)



Asilomar State Beach and Conference Grounds Draft GP / EIR / 202319 ■

SOURCE: Rand McNally, 2003; Environmental Science Associates 2003.

Figure 1-1
Project Location



SOURCE: California Department of Parks and Recreation, 2003; Environmental Science Associates, 2003.

Figure 1-2
Project Site

SOURCE: California Department of Parks and Recreation, 2003;
Environmental Science Associates, 2003.

Figure 1-3
Existing Facilities

acquired 14 privately owned lots for addition to the park. These properties were located to the east of the original property, on the block bounded by Sinex Avenue, Crocker Avenue, Asilomar Avenue and Sunset Drive. Most of the small vacation homes that occupied these lots were demolished, although one rustic bungalow (located at 825 Asilomar Avenue) was converted by DPR to visitor accommodations. The house was previously owned by John Steinbeck's sister, Esther Rodgers and her husband, as a vacation retreat and Steinbeck may have written some of his novel "Sea of Cortez" while staying there. The bungalow is known today as Guest Inn (but is not to be confused with the original Guest Inn, designed by Julia Morgan that was previously demolished).

The newly acquired properties, called the Fireside and Forest Lodge complexes, were used to increase the park's lodging facilities and opened in 1982. The William Penn Mott, Jr. Training Center, a training center for state employees was built in 1971-72 and opened in 1973.

SPIRIT OF PLACE

Asilomar Conference Grounds has been part of the Pacific Grove Community for over 90 years and has been part of the California State Park System for 47 years. During that time, the Asilomar State Beach and Conference Grounds has evolved into a world-renowned retreat while maintaining its incomparable natural and cultural resources.

Asilomar Conference Grounds' original grounds and buildings were designed by famed California architect Julia Morgan from 1913 to 1928. The central core of the Asilomar Conference Grounds, which includes eleven surviving Morgan buildings, is listed on the National Register of Historic Places and has been designated as a National Historic Landmark District. During the 1960's, major additional improvements and modernization of the conference grounds facilities were made under the direction of renowned architect John Carl Warnecke and Associates.

Asilomar provided a camp experience for conferences and training YWCA members, a history which helps to define its character. "Asilomar", a contraction of the Spanish for "refuge by the sea", has always served as a retreat or refuge to escape the pressure of the increasingly complex world, a place that provided recreational, educational and outdoor activities. Today the beach, forest, dunes and historic architecture create an environment that continues to provide visitors with this camp-like ambience. The campus-type development, including the central core of historic buildings, reflects a "rustic aesthetic" which harmonizes with its natural setting. As a result, the visitor makes a quick transition from their vehicle to a pedestrian environment. The overall "low-tech", rustic character of the facilities provides park visitors with a simple comfortable atmosphere. The

ambience that has transcended the years of continuous use still presents a learning environment for visitors of all levels of income and professional or private interests today.

The essential spirit of the Asilomar Conference Grounds is as a retreat and a place to learn and socialize with peers. It is felt that the provision of shared lodging, the ringing of the bell drawing visitors together around group dining tables and the opportunity for a more informal classroom structure provide a climate for such a spirit of casual peer to peer interaction. Asilomar Conference Ground's emphasis on history, tradition, and the natural environment evokes an appreciation of simpler times.

It is a tradition for many conference groups, both large and small, with interests in academics, crafts, dance or other specialties, to use the facilities year after year.

The typical day for conference attendees is likely to be more organized than they personally experience in their regular work world. The class day is structured by the varied and specialized schedules of each conference group's agenda. The group also works within the necessary schedules of the concessionaire. Management of the Asilomar State Beach and Conference Grounds requires both recognizing and having the flexibility to meet the diverse needs and interests of the well organized groups of varying sizes and members and leisure guests.

Asilomar State Beach and Conference Grounds and the concessionaire encourage family groups and others also to use the Asilomar Conference Grounds as a retreat. DPR wants to maintain the qualities that make Asilomar's unique character.

PURPOSE OF THIS GENERAL PLAN

When the existing conditions relating to the original general plan have changed significantly, it is necessary to develop a new general plan. At Asilomar, the need to protect the natural and cultural resources, the changing needs of the State Park System and the concessionaire have combined to create the situation where a general plan revision is necessary.

A general plan was prepared addressing the Asilomar conference grounds by a private consultant in 1975/76 and was revised in 1983. The primary purpose of the 1975/76 plan was to determine uses of the East Woods area, and ways to integrate the site with the rest of the conference grounds. The 1983 plan amendment recommended a deletion of the originally proposed expanded conference facilities next to Merrill Hall, and increased the size of a proposed new registration facility at the present site of the historic viewpoint building (Health Cottage). The 1983 amendment also increased the capacity of residential

and conference rooms facilities. Both plans focused specifically on the conference area portion of the Asilomar State Beach and Conference Grounds, but did not include the beach area. Additionally, the original plans did not adequately recognize the historic value of the buildings designed by Julia Morgan. Five of the remaining eleven historic structures were proposed for demolition, to be replaced with new lodge and conference facilities.

Several proposals for new facilities in the 1976 plan were implemented. The large Fireside conference complex with underground parking was constructed, the Long View facility was expanded, and the Forest Lodge facility (originally a motel) was refurbished and expanded with additional lodging and conference rooms.

The California Park and Recreation Commission approved the 1983 amendment and also required DPR to further evaluate the historic significance of the Julia Morgan structures. As a result, eleven buildings and the entrance gates were included on the National Register of Historic Places as a district in February 1987. The proposed location for new registration and administration facilities in the 1976 and 1983 plans was on the site of one of these historic buildings. To move forward on the selection of the new site, a general plan revision is required.

Neither of the earlier Plans adequately considered the park's environmental needs or the cultural resource issues associated with its historic buildings (many historic structures on the conference grounds were subsequently listed as both a National Historic Landmark and National Register of Historic Places District in 1987).

To address these issues, in 1992 DPR began developing a new General Plan. One of the key components of that planning effort was to develop more detailed General Plan inventories and resource policies for the park's cultural and natural values. However, due to solicitation of a new operating concessionaire the planning effort was suspended in 1994.

In 2000, the General Plan process was reinitiated. This current General Plan includes the previous planning process and direction while updating it to ensure that the data and analysis used is accurate and relevant to current trends, park needs and conditions. This General Plan[1] was prepared by DPR to satisfy the requirements of the California Public Resource Code (PRC) Section 5002.2, which states:

[1] The general plan is the primary management document for a unit of the State Park System, establishing its purpose and a management direction for the future by providing a defined framework for a unit's development, ongoing management, and public use. Thereafter, this framework assists in guiding daily decision-making and serves as the basis for developing more detailed management and site-specific project plans.

> ***5002.2*** *Following classification or reclassification of a unit by the State Park and Recreation Commission, and prior to the development of any new facilities in any previously classified unit, the department shall prepare a general plan or revise any existing plan, as the case may be, for the unit.*
>
> *The general plan shall consist of elements that will evaluate and define the proposed land uses, facilities, concessions, operation of the unit, any environmental impacts, and the management of resources, and shall serve as a guide for the future development, management, and operation of the unit.*
>
> *The general plan constitutes a report on a project for the purposes of Section 21100. The general plan for a unit shall be submitted by the department to the State Park and Recreation Commission for approval.*

The purpose of the Asilomar State Beach and Conference Grounds General Plan is to serve as a guide for future parkland improvements, such as facility development, habitat restoration, and historic building rehabilitation This Plan is conceptual by nature, setting forth an overall vision for the park that balances the recreational and cultural needs of the park with protection of the park's natural and cultural resource values. It also reflects the many changes in the park and the surrounding neighborhoods, the current knowledge of the park's biological resources, and current visitor and community needs. It reflects an extensive public planning process that included contributions from numerous community organizations, public agencies and other stakeholders within five miles of the park.

ORIENTATION TO PARK PLANNING AND THIS DOCUMENT

General Plans provide guidance rather than definitive proposals. General Plans create an ultimate purpose and vision for park management, while management and project plans are developed to provide the necessary details for more specific agency actions, such as the definition of specific methodologies, objectives, and designs. These more specific plans ensure that maintenance and preservation activities are implemented so that the goals of park enhancement and conservation will be achieved. Future specific park and facility projects will need to comply with the California Environmental Quality Act (CEQA) as well as all other applicable laws and statues. This may include additional environmental review and other site studies to assess the potential affects of future proposals.

PLANNING HIERARCHY

The following planning hierarchy provides direction for the future of Asilomar State Beach and Conference Grounds.

Department Mission: For all units of the California State Park System, "The Mission of the California Department of Parks and Recreation is to provide for the health, inspiration, and education of the people of California by helping to preserve the state's extraordinary biological diversity, protecting its most valued natural and cultural resources, and creating opportunities for high-quality outdoor recreation."

Classification: Along with all units that have been designated as "state beach", Asilomar State Beach and Conference Grounds is managed under the direction of Public Resources Code Section 5019.56 (c).

Declaration of Purpose: A broad statement of direction, unique to Asilomar State Beach and Conference Grounds, (The Plan, page 3-2).

Park-wide Management Goals and Guidelines: Topical guidance whose scope is relevant for the entire park (The Plan, page 3-4)

Specific Area Goals and Guidelines: Management goals and guidelines that clarify goals for a specific area of the park (The Plan, page 3-43).

REGIONAL PLANNING CONTEXT

Asilomar State Beach and Conference Grounds is adjacent to an established neighborhood and is also considered a major visitor destination. As a result, the planning process for the park's General Plan required a community-based approach. Public scoping meetings were held in association with both the 1992 General Plan process and the subsequent planning effort in March 2001 and October 2003 to enable local residents and community members to provide guidance to the Asilomar State Beach and Conference Grounds planning process. In addition, numerous meetings and consultations were held with a broad range of organizations, community leaders, elected officials, public agencies and other stakeholders. Results of this scoping have been incorporated into the current planning process and are reflected in this General Plan.

Several different public agencies have an interest in the Asilomar State Beach and Conference Grounds planning effort. Those with primary responsibility and involvement include DPR, California Department of Transportation, California Department of Fish and Game, City of Pacific Grove, National Marine Sanctuaries, the California Coastal Commission, and the County of Monterey.

CHAPTER 2

EXISTING CONDITIONS AND ISSUES

EXISTING LAND USES

ASILOMAR STATE BEACH AND CONFERENCE GROUNDS LAND USES

Asilomar State Beach and Conference Grounds is generally made up of the beach/dune areas and the forested conference grounds, totaling about 107 acres. The beach area is mostly a narrow one-mile strip of sandy beach and rocky coves and it is a very popular place to visit. There is boardwalk leading from the beach to the Conference Grounds.

The Asilomar Conference Grounds occupy approximately 45 acres of Asilomar State Beach and Conference Grounds property. Located in a prime scenic location, the Asilomar Conference Grounds include 313 visitor rooms in 30 buildings, and over 50 conference or “break-out” rooms. The visitor rooms contain 692 beds and up to 1,095 visitors each night can be accommodated. Accommodations were without many of the amenities associated with lodging as no in-room televisions or telephones are provided. The Crocker, Woodlands and Seascape dining rooms can seat up to 850 visitors and dining is semi-cafe style.

The William Penn Mott, Jr. Training Center is located within the East Woods complex and the south eastern area of the Asilomar State Beach and Conference Grounds. The training center provides statewide training for DPR staff and other state employees. It currently serves as DPR's primary training facility for all types of training including Natural and Cultural Resources, Facilities, Interpretative and Education, Recreation, Administration and other types of management training. It also serves as DPR's primary Law Enforcement/ Public Safety Academy for State Park Peace Officers. The training center has adequate lodging and conference facilities for 60 people at a time. On average approximately 1,000 DPR trainees use this facility between mid-September and mid-June. During the remaining three months most of the facilities have been available for public visitor use.

The Asilomar State Beach and Conference Grounds also include a corporation yard, a general store providing sundries, administrative building, housekeeping complex with laundry, outdoor swimming pool, and greenhouse. There are 403 parking spaces in addition to 16 accessible parking spaces, 22 reserve or permit parking spaces and 7 loading zones.

SURROUNDING LAND USES

Asilomar State Beach and Conference Grounds is located within the City of Pacific Grove in Monterey County (see Figure 1-1). The park is bordered by the Pacific Ocean to the west. The dominant land uses in Pacific Grove include residential, commercial, recreation and open space (see Figure 2-1). The residential areas north of the park are designated in the Pacific Grove General Plan as low density residential. The Pinos Point Lighthouse Reservation is a park and open space. Most areas east of the Asilomar State Beach and Conference Grounds are designated as low density residential with some medium density residential and visitor accommodation/medium high density residential. Commercial areas are located to the south east of Asilomar State Beach and Conference Grounds, although next to Crocker Avenue there is also a narrow area of parkland called Hayward Park. The boundary for the unincorporated community of Pebble Beach is located to the south of Asilomar State Beach and Conference Grounds. These adjoining properties are zoned as open space for recreational use.

PHYSICAL RESOURCES

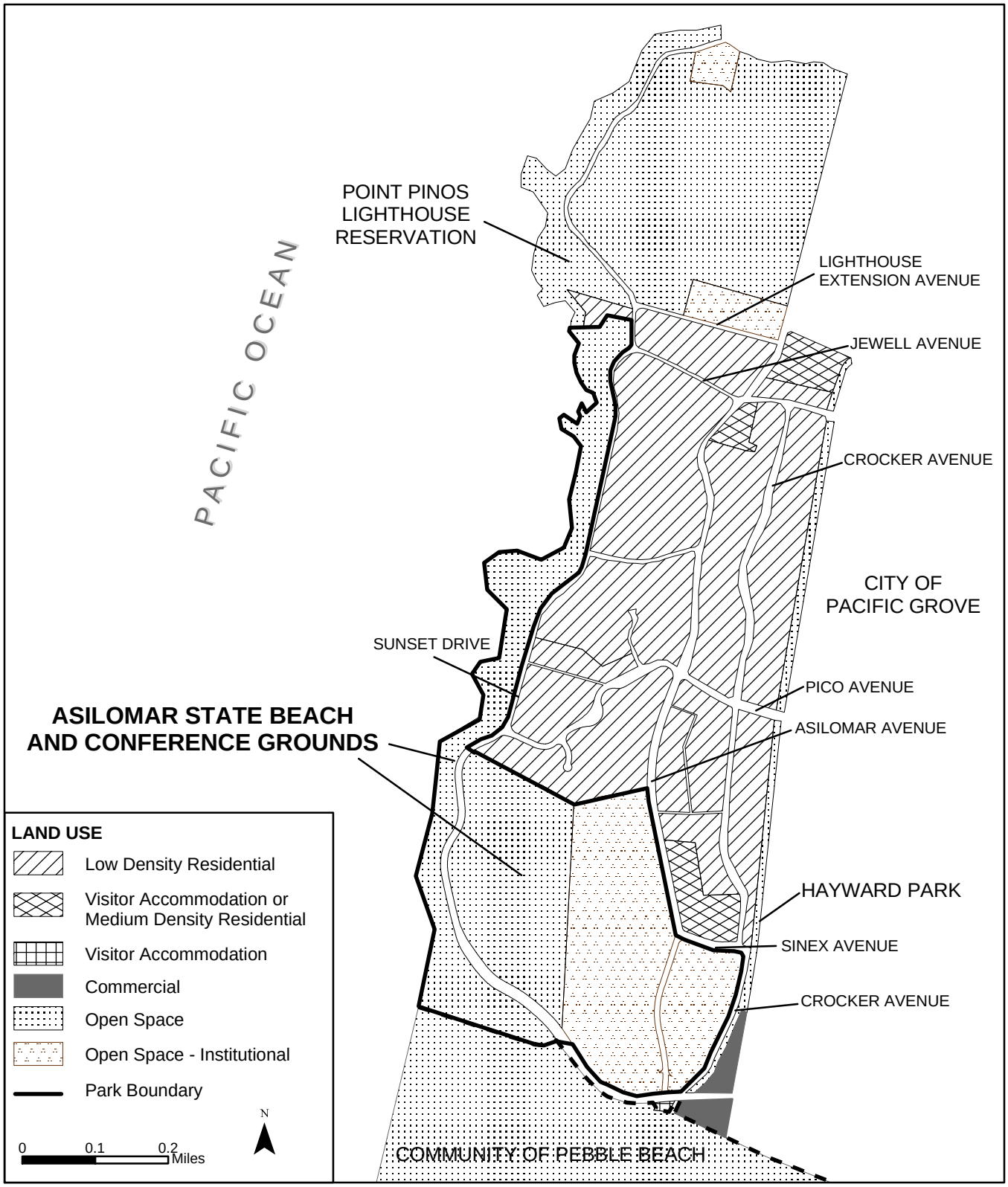
TOPOGRAPHIC SETTING

The Asilomar State Beach and Conference Grounds are located on a relatively level marine terrace surface along the southwest coastline on the Monterey Peninsula, just south of Point Pinos. Elevations within Asilomar State Beach and Conference Grounds range from sea level to 90 feet above mean sea level (msl) between the Pacific Ocean and Sunset Drive. Asilomar State Beach is composed of partially stabilized sand dunes that form wide and gentle slopes ranging from 5 to 25 percent. The coastal area is covered with windblown sand at depths greater than three feet and the shoreline is predominantly rocky with headlands and pockets of sand. The exposed rock along the shoreline has been shaped by waves and wind.

AIR QUALITY AND METEOROLOGY

The Asilomar State Beach and Conference Grounds is located in the North Central Coast Air Basin (NCCAB). The NCCAB is comprised of Monterey, Santa Cruz, and San Benito Counties.

The semi-permanent high-pressure cell over the eastern Pacific Ocean is the primary factor controlling the air basin’s climate. During the summer, the high-pressure cell dominates and causes persistent wind from the west and northwest over the entire California coast. The onshore air currents pass over cool ocean waters and bring fog and cooler air into the coastal valleys. The warmer air above acts as a lid inhibiting vertical air movement. Asilomar State Beach and



SOURCE: City of Pacific Grove, 1994;
Environmental Science Associates, 2003.

Figure 2-1
Surrounding Land Use

Conference Grounds has some of the best air quality in the Basin because local wind generally blows ocean air inland from west to east across the park.

During the winter, the Pacific high-pressure area has less influence on the air basin. Air frequently flows in a southeasterly direction especially during night and morning hours. Northwest winds are still dominant in the winter, but winds from the west are more frequent. The absence of deep, persistent inversions and the occasional storm systems usually result in good air quality basin-wide in winter and early spring.

EXISTING AIR QUALITY

To identify ambient concentrations of the six criteria pollutants, the Monterey Bay Unified Air Pollution Control District (MBUAPCD) operates ten air quality monitoring stations throughout the Basin. In addition, the National Park Service operates an eleventh monitoring station at the Pinnacles National Monument in San Benito County. The monitoring station closest to the Asilomar State Beach and Conference Grounds is located in Monterey (on Silver Cloud Court) about eight miles to the southeast. This air quality monitoring station measures ozone levels. The nearest station that monitors particular matter (PM10) levels is located in Salinas.

As shown in Table A-1 located in Appendix A, the Monterey monitoring station has registered values above the State ozone standard on one day during the 1998-2002 period, and it has registered no values that are above the State standard for PM10 over those five years. The Federal standards for ozone and PM10 have not been exceeded.

SENSITIVE RECEPTORS

Land uses such as schools, hospitals, and convalescent homes are considered to be relatively sensitive to poor air quality because infants and children, the elderly, and people with health afflictions (especially respiratory ailments) are more susceptible to respiratory infections and other air-quality-related health problems than the general public. Receptors such as residential areas and hotels are also considered to be sensitive to air pollution because residents (including children and the elderly) tend to be at home for extended periods of time, resulting in sustained exposure to any pollutants present.

Recreational land uses are moderately sensitive to air pollution. Although exposure periods are generally short in such places, vigorous exercise associated with recreation places a high demand on the human respiratory functions, which air pollution can impair. Noticeable air pollution (such as associated with fugitive dust) also detracts from the recreational experience.

The predominant sensitive receptors of Asilomar State Beach and Conference Grounds are beach and conference grounds visitors. The park as a whole is considered a sensitive receptor because of it accommodates overnight stays and provides recreation facilities. The land uses surrounding the park are also sensitive receptors to air quality. This includes the residential neighborhoods north of the park along Pico Avenue and east of the park across State Highway 68, as well as the golf course immediately south of the park (The Links at Spanish Bay).

LOCAL AIR POLLUTANT SOURCES

Emissions sources on the conference grounds include stationary activities, such as space heating, wood fires, cooking, and water heating. The visitor rooms and meeting rooms have wood-burning fire places. There are also a barbecue grills located near the Mary A. Crocker Dining Hall and a recently added bonfire area at the Surf and Sand volleyball area.

Motor vehicles are the primary sources of air pollutants on and near the conference grounds. Use of the Phoebe Apperson Hearst Social Hall as the main registration facility draws a substantial amount of automobile traffic into the core of the park, and visitors may drive to several parking areas before finding a parking space. Other motor vehicles at Asilomar include delivery vehicles at the loading dock, commercial trolley, buses and taxis visiting the Phoebe Apperson Hearst Social Hall, concessionaire vehicles, and DPR and other state vehicles. Poor circulation and the lack of appropriately placed parking in the Conference Grounds results in excessive idling of cars and buses.

HYDROLOGY

SURFACE WATER

Surface water bodies within Asilomar State Beach and Conference Grounds are limited due to underlying high permeable sandy soils which allow for rapid percolation of stormwater. The sole freshwater body is Majella Slough, located south of Sunset Drive. Rain runoff from the park and other surrounding areas are channeled into Majella Slough and eventually drain into the Pacific Ocean southwest of Asilomar. Within the state park lands, Majella Slough encompasses approximately one acre and includes valuable riparian habitat.

Asilomar State Beach and Conference Grounds' most significant water resource is the adjoining Pacific Ocean. The intertidal and subtidal zones off the Asilomar coastline are designated as the Pacific Grove Marine Gardens Fish Refuge. Additionally, as discussed below, both the refuge and surrounding ocean waters are part of the larger Monterey Bay National Marine Sanctuary.

GROUNDWATER

The groundwater underlying Asilomar is likely to be relatively shallow and brackish due to saltwater intrusion from the Pacific Ocean, although granidiorite bedrock which underlies Asilomar State Beach and Conference Grounds at varying depths restricts the downward migration of groundwater. There are no ground water resources that have been identified within the planning area (California Department of Water Resources, 2003).

FLOODING

Potential flooding within Asilomar State Beach and Conference Grounds is minimized by underlying sandy soils which have a high permeability rate. Asilomar State Beach and Conference Grounds is not located within a 100-year or 500-year flood zone, as designated by the Federal Emergency Management Agency (FEMA) (ESRI-FEMA, 2003).

WATER QUALITY

Wastewater System

Historically, the wastewater system at the Asilomar State Beach and Conference Grounds has on occasion been detrimental to ground water quality. Wastewater from the west side of Asilomar State Beach and Conference Grounds runs through eight inch lines diagonally north through the dunes and the line continues on Sunset Drive. The existing Pacific Grove sanitary system is old and includes a large amount of terra cotta pipe. Maintenance issues with the pipe system are common; and the lines historically clog five to seven times a year, causing water to back up in the dunes. A grease trap device was installed in 1998 which has helped reduce grease buildup in the wasteline. However, wastewater piping is in poor condition and consequential blockage and seepage continues to occur.

Surface Water

Water pollution can be a critical problem associated with urban runoff. As a receiving water body for storm and surface water runoff from surrounding areas, Majella Slough is sensitive to water pollution from the neighboring storm and surface drainage which ultimately finds its way to the Pacific Ocean. The potential for eutrophication[2] from neighboring golf course irrigation and landscape runoff is of concern, although the slough has not experienced problems in the past, unlike nearby Crespi Pond.

[2] Eutrophication is a condition where high nutrient levels in water bodies trigger algae blooms.

Marine Waters

There have been few water quality problems in Monterey Bay and the nearby Pacific Ocean associated with municipal sewage disposal since the consolidation of sewage treatment facilities for the Monterey Peninsula in 1971 and the provision of a new outfall about two miles offshore in the center of Monterey Bay. Additionally, efforts have been undertaken to increase monitoring and regulation of discharges from fishing boats, sailboats, and other marine watercraft.
Water quality in Monterey Bay and near-shore portion of the Pacific Ocean is sensitive to stormwater runoff pollutants, generally the most pertinent factor for the Asilomar State Beach and Conference Grounds. As previously discussed, the Pacific Grove Marine Gardens Refuge and the larger Monterey Bay National Marine Sanctuary receive stormwater runoff from the park after its short journey through Majella Slough.

GEOLOGY AND SOILS

GEOLOGIC SETTING

Asilomar State Beach and Conference Grounds lies within the geologic region of California referred to as the Coast Ranges geomorphic province.[3] The Coast Ranges natural region is between the Pacific Ocean and the Great Valley and stretches from the Oregon border to the San Ynez River near Santa Barbara. Discontinuous northwest-trending mountain ranges, ridges, and intervening valleys characterize this province. The Sierra de las Salinas and Santa Lucia Range lie southeast and south, respectively, of the Asilomar State Beach and Conference Grounds, while the Salinas River Valley is to the north.

Asilomar State Beach and Conference Grounds lie within a geologic unit called the Salinian Block, an elongated northwest-southeast segment of the Coast Ranges, bounded to the east by the Sur Naciemento fault and the San Andreas Fault to the west. The Salinian Block is characterized by basement rocks, such as granite, that are overlain by more recently deposited marine sediments. Asilomar State Beach and Conference Grounds is underlain by granitic bedrock and sand deposits, the latter created by erosion and wave action in the mid to late Pleistocene (1.6 million to 700,000 years ago). Surficial materials which compose Asilomar State Beach and Conference Grounds consist of Holocene-age (10,000 years ago to present) sand deposits (CGS, 2002).

[3] A geologic province is an area that possesses similar bedrock, structure, history, and age. California has 11 geologic provinces.

SOILS

The Asilomar State Beach and Conference Grounds shoreline is predominantly exposed granite with pockets of sand, bordered on the landward side by a low coastal terrace or bluff. The sand supply for Asilomar's beaches comes from wave erosion and weathering of the local shoreline rocks, as opposed to other Monterey Bay beaches where beach sand is derived primarily from stream and river sediment.

In addition to the exposed granite, there are four soil types present at Asilomar State Beach and Conference Grounds including; dune land, coastal beaches, the Baywood series and the Tangair series. These four soils form on gently sloping to 15% slope and have moderately rapid to very rapid permeability. The erosion hazard of the soils at Asilomar State Beach and Conference Grounds varies depending upon the slope and proximity to the ocean. Table A-2 in Appendix A presents the different soil types in the Asilomar State Beach and Conference Grounds area. These soils have a low shrink swell potential i.e. they expand and contract a minimal amount in wet and dry climates.

Wave erosion of the beach is common during storms of moderate intensity and is an integral part of the natural coastal process. Eroded sand is deposited offshore but is returned to the beach by waves during periods of calm weather. Spring winds then carry the sand into the dunes above the beach. In this way, the effects of erosion during storms are balanced by the subsequent accretion and dune building during calmer conditions. Currently, as a temporary remedy, rip rap has been used to reduce the wave erosion occurring to sections of the Asilomar State Beach and Conference Grounds coastline adjacent to Sunset Drive.

SEISMICITY

The Coast Ranges of California contain both active and potentially active faults and is considered a region of high seismic activity (see Figure 2-2 and Table A-3 in Appendix A). The 1997 Uniform Building Code (UBC) locates the Monterey Peninsula within Seismic Risk Zone 4. Areas within Zone 4 are expected to experience maximum magnitudes and damage in the event of an earthquake. The U.S. Geological Survey (USGS) Working Group on California Earthquake Probabilities has evaluated the probability of one or more earthquakes of Richter magnitude 6.7 or higher occurring in the San Francisco Bay Area within the next 30 years. The result of the evaluation indicated a 62 percent likelihood that such an earthquake event will occur in the Bay Area before 2030 (USGS, 2003).

There are three principle fault zones in the region: the San Andreas and Monterey Bay Fault Zones to the northeast, and San Gregorio Fault Zone to the southwest. All three of the fault zones trend northwest to southeast. These fault zones are defined by the State of California as being "active" since they have had

surface displacement within the last 10,000 years. The Nacimiento Fault Zone and the San Andreas Fault Zone forms the western and eastern boundaries, respectively, of the Salinian Block. The San Gregorio Fault zone runs parallel to the coast and represents the westernmost zone of active faulting in the Monterey Bay Area. These faults are known as right-lateral strike slip faults. Right-lateral strike slip movement of the San Andreas Fault, for example means that the western portion of the fault is slowly moving north while relative motion of the eastern side is to the south.

San Andreas Fault Zone

The San Andreas Fault Zone extends nearly the entire length of California and marks the plate boundary between the North American plate to the east and the Pacific plate to the west. The San Andreas Fault is not represented by a single trace but by a system of active faults that diverge from the main fault south of San Jose.

Locally, the San Andreas Fault was responsible for the Great 1906 San Francisco Earthquake (Magnitude 7.8) and the recent 1989 Loma Prieta earthquake (Magnitude 6.9). Asilomar State Beach and Conference Grounds lies approximately 36 miles southwest of the 1989 Loma Prieta Earthquake's epicenter. During recorded history, numerous California earthquakes of magnitude greater than a magnitude 6.5 have occurred on this fault from Los Angeles to Point Arena.[4]

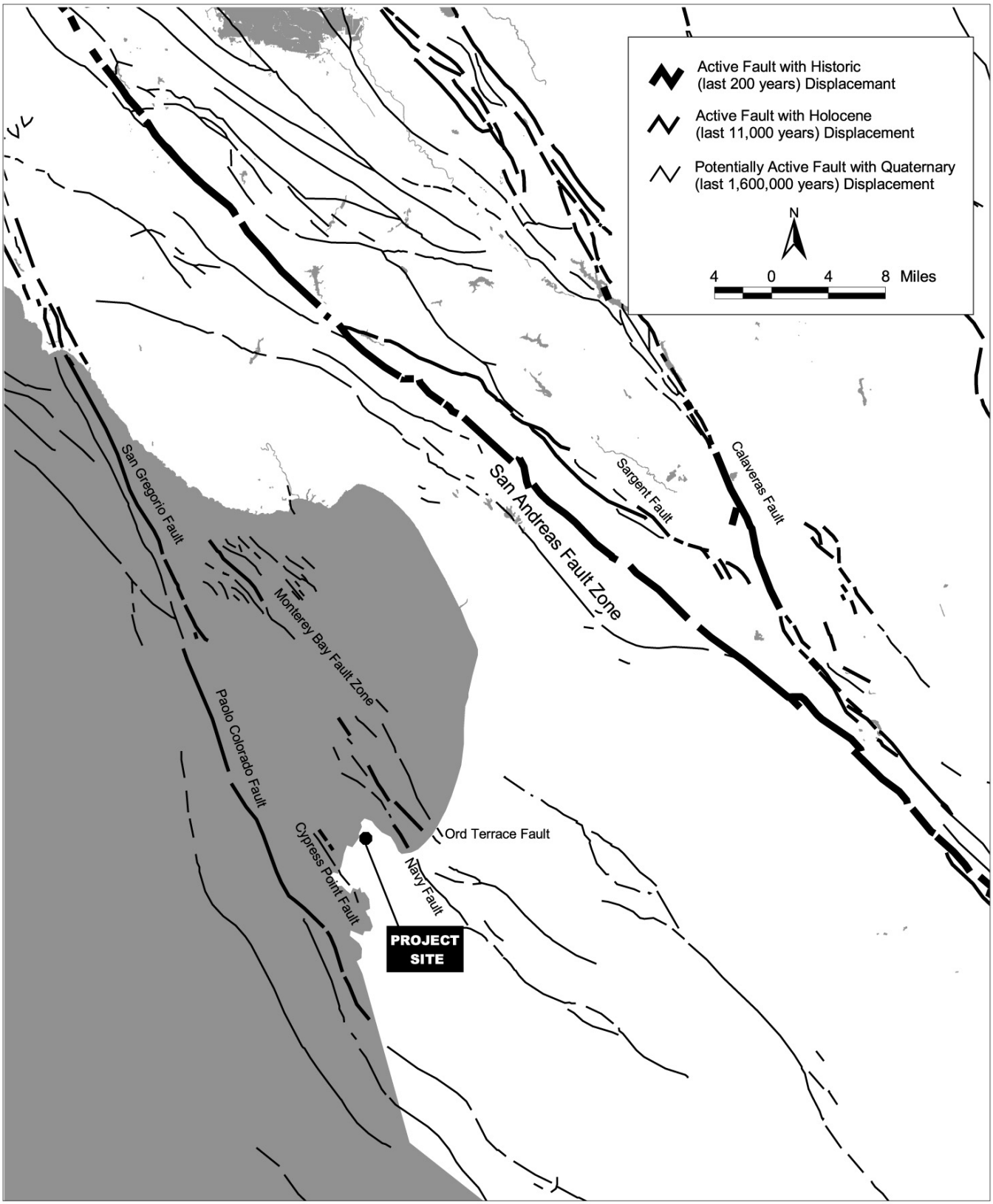
The San Andreas Fault lies approximately 24 miles to the northeast of Asilomar State Beach and Conference Grounds and ground shaking from earthquakes generated by the San Andreas Fault System would likely affect the Asilomar area.

San Gregorio Fault Zone

The San Gregorio Fault Zone is made up of several shorter faults and extends roughly parallel to the coast of California. The Palo Colorado Fault, part of the San Gregorio Fault Zone, extends from a point that is roughly in the center of Monterey Bay to the Big Sur area and is considered to be a part of the greater San Gregorio Fault System. The Palo Colorado Fault is approximately 2.5 miles off the coast of Asilomar.

The San Gregorio Fault Zone has not shown evidence of displacement. The 1989 Loma Prieta Earthquake did not appear to trigger secondary movement on

[4] Magnitudes herein are expressed as Moment Magnitudes. Moment magnitude is related to the physical size of a fault rupture and movement across a fault while Richter magnitude scale reflects the maximum amplitude of a particular type of seismic wave. Moment magnitude provides a physically meaningful measure of the size of a faulting event (CDMG, 1997). The concept of "characteristic" means that we can anticipate, with reasonable certainty, the actual potential earthquake damage that can occur on a fault.



SOURCE: California Department of Conservation, Division of Mines and Geology (After Jennings, 1994).

Figure 2-2
Active and Potentially Active
Monterey Bay Area Earthquake Faults

the San Gregorio Fault Zone. However, around the turn of the 20th century, two larger earthquakes (Magnitudes 6.0 and 6.4) occurred off the coast of Asilomar State Beach and Conference Grounds that were most likely associated with the San Gregorio Fault Zone.

Monterey Bay Fault Zone

The Monterey Bay Fault Zone begins in the northwestern part of Monterey Bay and consists of a series of discontinuous northwest-trending faults, many less than 1 mile in length. The Monterey Bay Fault Zone is bisected by the Monterey Canyon and comes onshore in the Big Sur Area. Earthquake studies in Monterey Bay have indicated that right-lateral strike-slip displacement is occurring.

GEOLOGIC HAZARDS

Settlement

Settlement is the depression of the bearing soil when a load, such as that of a building or new fill material, is placed upon it. Soils tend to settle at different rates and by varying amounts depending on the load weight, which is referred to as differential settlement. Areas are susceptible to differential settlement if underlain by compressible sediments, such as poorly engineered artificial fill. Potential hazards related to settlement are not considered a significant concern since future development at Asilomar State Beach and Conference Grounds will involve necessary site-specific geotechnical evaluations prior to final design of the proposed facilities and geotechnical recommendations addressing corrective measures for inadequate soil conditions (such as settlement).

Expansive Soils

Due to the high percentage of coarse-grained materials that underlie Asilomar State Beach and Conference Grounds, expansive soils are not a potential geologic hazard.

Soil Erosion

Soil erosion is a process whereby soil materials are worn away and transported to another area, either by wind or water. Rates of erosion can vary depending on the soil material and structure, placement, and human activity. Soil containing high amounts of silt can be easily eroded, while sandy soils are less susceptible. Excessive soil erosion can eventually damage building foundations and roadways. Erosion is most likely to occur on sloped areas with exposed soil, especially where unnatural slopes are created by cut-and-fill activities. Soil erosion rates can be higher during the construction phase. Typically, the soil erosion potential is reduced once the soil is stabilized by vegetation, graded and covered with concrete, structures, or asphalt. Currently rip rap is being used as a

temporary remedy to reduce the ongoing erosion caused by wave action along sections of Asilomar State Beach and Conference Grounds particularly in areas that are threatening to undermine Sunset Drive.

The Rock Outcrops, Coastal Beach and Dune Land soils that underlie the Asilomar State Beach and Conference Grounds are also highly susceptible to wind erosion. Cut and fill operations or removal of vegetation which results in exposure of sandy soils can result in dune erosion as ocean winds scour away at loose, unconsolidated sands. Trampling of sand dune vegetation causes blowouts in which the destabilized sand is carried away by the wind.

Slope Failure

Asilomar's dunes are susceptible to slope failure under certain conditions (earthquakes, construction activity) especially when vegetation is removed or nonexistent. However, the sand dune slopes would fail in the form of shallow, localized shallow failures, which would not present major hazards to structures or property.

SEISMIC HAZARDS

Seismic hazards include those hazards that could reasonably be expected to occur at the Asilomar State Beach and Conference Grounds during a major earthquake on any of the regional fault zones, especially the San Andreas and San Gregorio faults. Some hazards can be more severe than others, depending on the location, underlying materials, and level of ground shaking.

Surface Fault Rupture

Seismically induced ground rupture is defined as the physical displacement of surface deposits in response to an earthquake's seismic waves. Ground rupture is considered more likely to occur along active faults. There is a low potential for fault rupture at Asilomar State Beach and Conference Grounds as no known active faults are located on or immediately adjacent to the site.

Ground Shaking

Strong ground movement from a major earthquake could affect the Asilomar State Beach and Conference Grounds in the near future. Earthquakes on the active faults (listed in Table A-3 in Appendix A) are expected to produce a range of ground shaking intensities at the Asilomar State Beach and Conference Grounds. The unconsolidated alluvial material that underlies the Asilomar State Beach and Conference Grounds at depth could intensify ground shaking effects in the event of an earthquake on one of the aforementioned faults. Ground shaking may affect areas hundreds of miles distant from the earthquake's epicenter. A major seismic event was experienced during recent history in the

1989 Loma Prieta earthquake. The epicenter of the M 7.1 Loma Prieta event was approximately 30 miles north of the Asilomar State Beach and Conference Grounds, but only minor damage was sustained in the Asilomar area.

According to the California Geological Society, probabilistic seismic hazard map, peak ground acceleration in the Asilomar State Beach and Conference Grounds region could range from 0.4 g to 0.5 g (Peterson, et al., 1999). Such a map shows the hazard from earthquakes that geologists and seismologists agree could occur. It is “probabilistic” in the sense that the analysis takes into consideration the uncertainties in the size and location of earthquakes and the resulting ground motions that can affect a particular site. More information on these maps can be found in Appendix A.

Liquefaction

Liquefaction is a phenomenon whereby unconsolidated and/or near-saturated soils lose cohesion and are converted to a fluid state as a result of severe vibratory motion. The relatively rapid loss of soil shear strength during strong earthquake shaking results in temporary, fluid-like behavior of the soil. Due to the loosely consolidated sediments consisting of fine dune sand and the potential that these sediments could be saturated because of shallow or perched groundwater, localized liquefaction may occur if the Asilomar State Beach and Conference Grounds is subjected to considerable ground shaking during a major seismic event. The California Geologic Society has not yet delineated the Asilomar State Beach and Conference Grounds for potential designation as a Seismic Hazard Zone.

Earthquake-Induced Settlement and Slope Failure

The Asilomar State Beach and Conference Grounds may be susceptible to earthquake-induced settlement and localized slope failures during an earthquake. Settlement and landsliding can result from the relatively rapid rearrangement, compaction, and settling of subsurface materials (particularly loose, non-compacted, and variable sandy sediments) during ground shaking occurrences. As a result, settlement of the ground surface and landslide hazards could be accelerated and accentuated by earthquakes.

Tsunami

Tsunamis (seismic sea waves) are long period waves that are typically caused by underwater disturbances (landslides), submarine slumps, such as those found in Monterey Canyon, volcanic eruptions, or seismic events. Areas that are highly susceptible to tsunami inundation tend to be located in low-lying coastal areas such as tidal flats, marshlands, and former bay margins that have been artificially filled but are still at or near sea level.

A 1979 study conducted for Monterey Bay Aquarium (Thornton, 1979) estimated that the height of the tsunami run-up that has a 1-percent chance of occurring at the site each year (the 100-year tsunami) would be 9 feet above National Geodetic Vertical Datum (NGVD).[5] A follow-up study in 1989 concluded that the 1964 Alaska earthquake probably is the maximum to be expected at the site of the Monterey Bay aquarium. The Alaskan earthquake had a magnitude of 8.5 (Richter scale) and generated a tsunami with a maximum wave height of 11 feet in Monterey Harbor and wave height of 6 feet in Pacific Grove (Thornton, 1979). It also caused whirlpools at the seaward end of the breakwater in Monterey Harbor and caused a bank to break loose. It has been recognized that potentially active submarine faults off-shore, and the Cascadia Subduction Zone off the Northwest coast, are potential sources of tsunamis that could affect Asilomar State Beach and Conference Grounds.

The elevation at Asilomar State Beach and Conference Grounds ranges from sea level to 90 feet above sea level. Given that a 100-year tsunami event could create a wave up to 6 feet in height, the potential for flood damage at Asilomar State Beach and Conference Grounds would be minimal. Areas of the beach may be temporarily inundated.

NOISE ENVIRONMENT

NOISE SOURCES

Existing noise within the conference grounds results from motor vehicles, delivery trucks, mechanical devices associated with building operations, generators, operation of landscaping equipment, aircraft flying overhead, and human activities such as talking and yelling. Ambient noise levels in the vicinity of the Asilomar State Beach and Conference Grounds are primarily influenced by vehicle travel on the conference grounds and nearby local roadways (e.g. Asilomar Avenue and Sunset Drive). Trucks delivering supplies to the kitchen loading dock and corporation yard also add noise to the environment. Noise also results from the operation of mechanical devices associated with building heating and ventilation.

Natural sounds within Asilomar State Beach and Conference Grounds (such as ocean surf, wind, rustling trees, birds, and animals) are not considered to be noise.

Noise levels within the city of Pacific Grove are generally typical for a quiet suburban community with estimated L_{dn} values ranging from 39-61 dB (City of Pacific Grove, 1994). Maximum noise levels near the Asilomar State Beach and

5 NGVD, a commonly used datum, is 0.04 feet above mean sea level.

Conference Grounds are generally caused by motor vehicle traffic on Asilomar Avenue and the lumber yard on Crocker Avenue.

SENSITIVE RECEPTORS

Some land uses are considered more sensitive to ambient noise levels than others due to the amount of noise exposure (in terms of both duration and insulation from noise) and the types of activities typically involved. Residential areas, hotels (including the Asilomar Conference Grounds), schools, hospitals, and parks generally are considered more sensitive to noise than commercial and industrial land uses.

The predominant sensitive receptors are park visitors. Asilomar State Beach and Conference Grounds is considered a noise sensitive area by the *Monterey County General Plan* (1996). It is considered a sensitive receptor because it serves as a retreat with overnight lodging and recreation facilities. Excessive noise (either in duration or intensity) will detract from a park visitor's experience.

Sensitive land uses abut the park to the north, east, and south. These include the residential neighborhoods north of the park along Pico Avenue and east of the park across State Highway 68. The golf course south of the park (Pebble Beach) is also a noise sensitive receptor.

In addition to sensitive land uses close to the park, residences and other sensitive land uses are located along the roadways providing access to and from Asilomar State Beach and Conference Grounds (i.e., Asilomar Avenue). These land uses could be affected intermittently and sporadically by noise associated with construction vehicles and equipment traveling to and from the park associated with proposed development under the Asilomar State Beach and Conference Grounds General Plan.

BIOTIC RESOURCES

PLANTS

VEGETATION COMMUNITY TYPES

Situated within an urban environment, Asilomar State Beach and Conference Grounds supports a mosaic of undeveloped natural areas and developed areas. Based partly on the Holland (1986) classification system, ten plant communities are identified as existing at the site. These include five upland plant communities (rocky shore, active coastal dunes, northern foredunes, northern coastal bluff scrub and Monterey pine-oak forest), and three wetland plant communities (dune swales, coastal brackish marsh and central coast arroyo willow riparian scrub). Two plant communities at the Asilomar State Beach and Conference Grounds

are considered sensitive under state and/or county regulations because of their limited distribution either locally or regionally (see Table 2-1). Central dune scrub and Monterey pine forest are the two sensitive plant communities existing at Asilomar State Beach and Conference Grounds. In this document coast live oak and Monterey pine forest communities are identified as Monterey pine-oak forest.

Each existing plant communities within the Asilomar State Beach and Conference Grounds are briefly presented below from the shoreline and progressing inland. The location of these vegetation communities are shown in Figure 2-3.

Rocky Shore

This community consists of consolidated rock outcrops and boulders subject to alternate exposure and submergence from tidal fluctuation. It is generally devoid of vascular plant cover, but may support various species of marine algae. Approximately 3 acres of this vegetation type is estimated to exist currently within at Asilomar State Beach and Conference Grounds.

Active Coastal Dunes (Beach and Foredune)

This community is defined as the narrow, gently sloping strip of sandy substrate, of varying width, along the coast from the mean tide line to the northern foredune or the base of the coastal bluffs. This community is mostly unvegetated due to harsh environmental conditions, including salt spray deposition, high wind speeds, and full sun exposure. These environmental conditions gradually decrease in severity inland from the beach. The inland side of the beach can support a sparse distribution of low-growing plants, such as beach bur (*Ambrosia chamissonis*), American dune grass (*Leymus mollis*) and yellow sand-verbena (*Abronia latifolia*), that are able to tolerate a substantially harsh environment. These plants colonize and stabilize as wind-blown sand accumulates around the base of the plants. Approximately 2 acres of this vegetation type is estimated to exist currently within Asilomar State Beach and Conference Grounds.

Northern Foredune

This community lies adjacent to the beach, where environmental conditions are less harsh compared to the beach. Plants in this community are sparsely distributed on sandy soils. In addition to the environmental conditions, plants in this community are exposed to periodic reburial of plant roots and sand blowouts due to high winds. As a result, foredune species are low-growing perennial herbs, grasses, and subshrubs that respond to varying levels of environmental disturbance. It is thinly populated with herbaceous perennials such as beach bur (*Ambrosia chamissonis*), yellow sand-verbena (*Abronia latifolia*), pink sand-verbena (*Abronia umbellata*), beach saltbush (*Atriplex leucophylla*), and beach

TABLE 2-1
SENSITIVE PLANT COMMUNITIES OCCURRING AT ASILOMAR STATE BEACH AND CONFERENCE GROUNDS

Community Name	Listing Status (CDFG)	General Description	Site Occurrence
Central dune scrub	S2.2 (2,000 to 10,000 acres remain in California)	Dominated by low growing shrubs, subshrubs, and herbs, such as *Artemisia pycnocpehala* and *Ericameria ericoides*	Beaches/coastal
Monterey pine forest	S1.1 (Less than 2,000 acres remain in California)	Dominated by native stands of *Pinus radiata*	Occurs within the Natural Land Use area and at the Conference Grounds

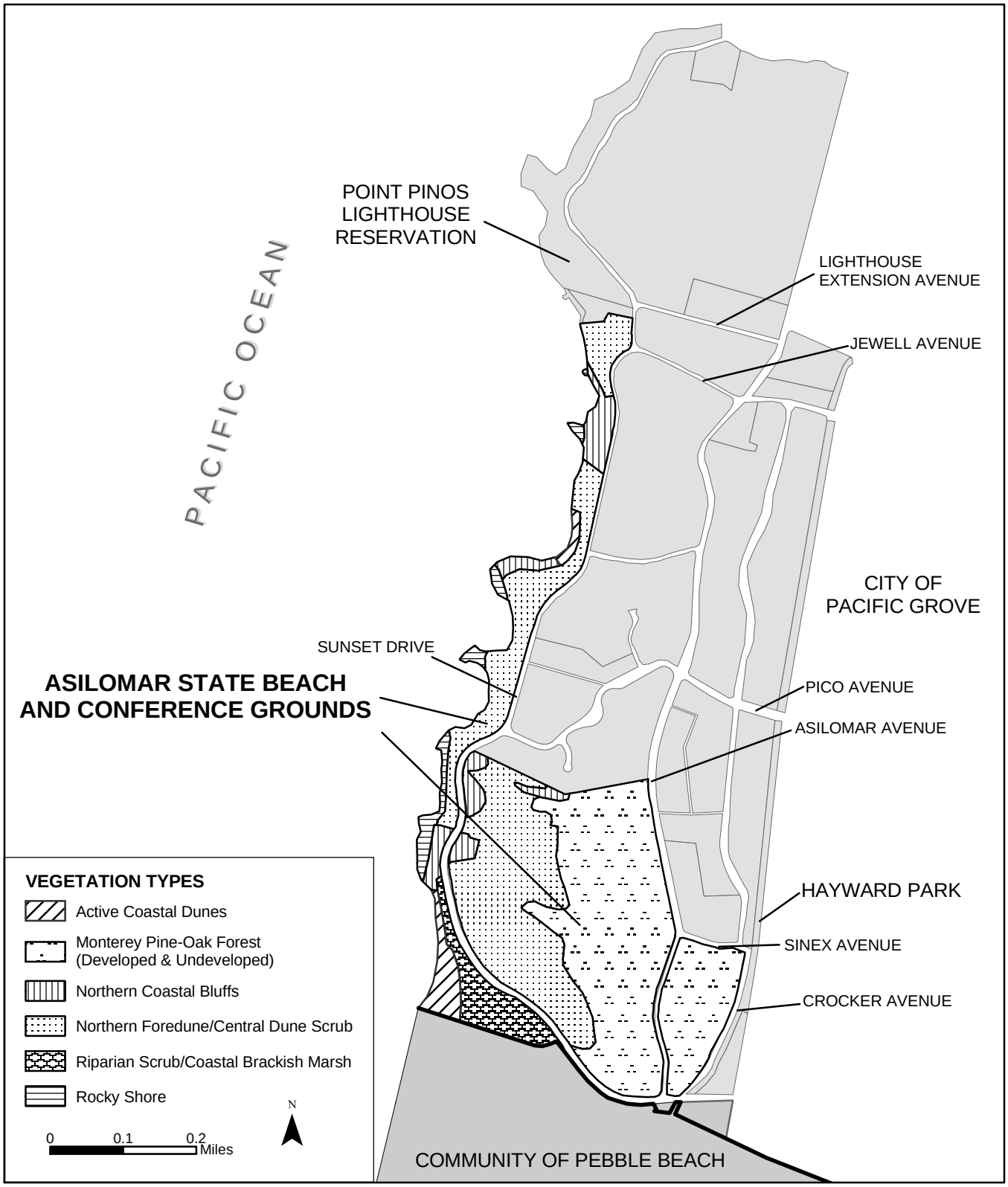
sagewort (*Artemisia pycnocpehala*). Combined with the related Central Dune Scrub and Dune Swale plant communities, it is estimated that there are nearly 37 acres of this vegetation type within Asilomar State Beach and Conference Grounds.

Central Dune Scrub

Central dune scrub is restricted to the coast between Bodega Bay and Point Conception (Holland, 1986). Coastal dune scrub lies adjacent to, and directly inland from, dune vegetation. This community consists primarily of subshrubs (low-growing woody species). The distribution of plants is fairly dense as they are subject to wind and full sun exposure. Salt-spray deposition and sand blowouts are thus reduced by dense vegetation. Dominant species in this community include beach sagewort, mock heather (*Ericameria ericoides*), coyote brush (*Baccharis pilularis*), yellow lupine (*Lupinus arboreus*) and lizard tail (*Eriophyllum staechadifolium*). The California Department of Fish and Game (CDFG) defines this community as threatened (S2.2) because approximately 2,000-10,000 acres remain in the region. Combined with the related Northern Foredune and Dune Swale plant communities, it is estimated that there are nearly 37 acres of this vegetation type within Asilomar State Beach and Conference Grounds.

Northern Coastal Bluffs

Northern coastal bluffs are the low headlands separating the exposed rocky shore and beach habitats from the coastal terrace and dune landforms immediately inland. Consisting of eroding and decomposing bedrock, the bluffs form a low rampart ranging from a few to several feet in height. The bluff scarp is steep as a result of wave cutting and wind erosion. Plants occupying the coastal bluffs are exposed to nearly constant winds with high salt content. They typically



SOURCE: City of Pacific Grove, 1990;
Digitized by Environmental Science Associates, 2003.

Figure 2-3
General Vegetation Map

form a dense scrub under 2 feet in height. Some common native plants are dwarf coyote bush (*Baccharis pilularis*), common yarrow (*Achillea borealis*), Monterey paintbrush (*Castilleja latifolia*), California beach-aster (*Aster chilensis*), seaside daisy (*Erigeron glaucus*), dune buckwheat (*Eriogonum parvifolium*), and California poppy (*Eschscholzia californic*a). This natural vegetation is extremely fragile. The only good example of coastal bluff scrub remaining within the area is located along the one-mile shoreline of Asilomar State Beach and Conference Grounds. It is estimated that there is approximately 7 acres of this vegetation type within Asilomar State Beach and Conference Grounds.

Dune Swales

Dune swales are dominated by dense patches of sedge (*Carex pansa*) along with annual grasses. Dune swales typically occur in protected areas adjacent to central dune scrub vegetation away from the beach. Combined with the related Northern Foredune and Central Dune Scrub plant communities, it is estimated that there are nearly 37 acres of this vegetation type within Asilomar State Beach and Conference Grounds.

Coastal Brackish Marsh

Coastal brackish marsh occurs where dune swales have been eroded to the water table. These depressions are permanently flooded with freshwater that is rendered more saline through a combination of wind-borne salt spray and intrusion of saltwater into the coastal ground water. The soil is thoroughly saturated, but the water is quiet and lacks a significant current. The central portion of the depression is occupied by open water, and the margins of the pond are dominated by broad-leaved cattail (*Typha latifolia*) and bulrush (*Scirpus sp.*). Combined with the related Riperian Scrub plant community, it is estimated that there are approximately 3 acres of this vegetation type within Asilomar State Beach and Conference Grounds.

Riparian Scrub

This community is primarily a low, streamside thicket dominated by arroyo willow, found in moist to saturated bottom lands along low-gradient streams that transect the dunes complex. The Majella Creek marsh is the most significant example of riparian habitat within the area. Combined with the related Coastal Brackish Marsh plant community, it is estimated that there are approximately 3 acres of this vegetation type within Asilomar State Beach and Conference Grounds.

Monterey Pine-Oak Forest

Native stands of Monterey pine (*Pinus radiata*) have an extremely limited distribution, covering three[6] small areas of the central California coast. Monterey pine persists in coastal areas with the highest frequency of summer fog. The forest canopy is composed of dense, evenly-aged stands of Monterey pine to 100 feet in height. Coast live oak (*Quercus agrifolia*) is the next most abundant tree species and frequently is found as an understory component in the pine forest. Some of the shrubs commonly found in Monterey pine forests including manzanita, ceanothus (*Ceanothus sp.)*, California blackberry (*Rubus ursinus*), poison oak (*Toxicodendron diversilobum*), and California huckleberry (*Vaccinium ovatum)*. Although much of the Pacific Grove area was once covered by a forest of Monterey pines, today there are only a few small areas of undeveloped Monterey pine forest in the area. Combined with the related Developed Monterey pine-oak forest community, it is estimated that there are approximately 55 acres of this vegetation type within Asilomar State Beach and Conference Grounds.

Developed Monterey Pine-Oak Forest

Isolated specimen trees of planted Monterey pine and coast live oak also occur within the Asilomar Conference Grounds. A few large tracts within the urban area are covered by a dense Monterey pine forest; one is the forested portion of the Asilomar State Beach and Conference Grounds and the Asilomar residential area. Lawns and golf courses are also considered in this vegetation type. Combined with the related Monterey pine-oak forest community, it is estimated that there are approximately 55 acres of this vegetation type within Asilomar State Beach and Conference Grounds. Approximately 30% (or 17 acres) of the Monterey pine-oak forest at Asilomar State Beach and Conference Grounds is comprised of buildings, parking areas, roads and pathways..

SPECIAL STATUS PLANT SPECIES

Special status plant species are listed species that receive specific protection defined in federal or state legislation (Endangered Species Act), and are formally designated as endangered, threatened or rare under state or federal legislation. Also included in this definition are species that have no formal listing status as threatened or endangered, but are regarded as locally “rare,” “sensitive,” or “species of concern” on the basis of adopted policies and expertise of federal, state or local resource agencies, or local organizations with acknowledged expertise, such as the California Native Plant Society. Species that meet the criteria of Section 15380 of the California Environmental Quality Act or the California Native Plant Protection Act are defined as special status species. In general, plants constituting CNPS List 1A, 1B or 2 meet the definitions of

6 Native stands of Monterey pine occur on the Monterey Peninsula, Ano Nuevo, Cambria and on Santa Cruz, Guadalupe and Santa Rosa Islands.

California Department Fish and Game Code Section 1901 (Native Plant Protection Act) and/or Sections 2062 and 2067 (California Endangered Species Act), and are protected as such.

Table 2-2 presents eleven special status plant species that are known to occur at Asilomar State Beach and Conference Grounds. Five of these species are federally and/or state-listed, including Monterey spineflower, Menzie's wallflower, Sand gilia, Beach layia, and Tidestrom's lupine. Pacific Grove clover is a state rare species also found at the site. Monterey pine and Sandmat manzanita are two CNPS List 1B species also found at Asilomar State Beach and Conference Grounds.

The natural land use area at Asilomar State Beach and Conference Grounds supports Critical Habitat (Unit D, Asilomar Unit) for Monterey spineflower as designated by the U.S. Fish and Wildlife Service (Federal Register, 2002). The U.S. Fish and Wildlife Service has not designated Critical Habitat for Menzies' wallflower, dune gilia, beach layia and Tidestrom's lupine. However, the U.S. Fish and Wildlife Service prepared a Recovery Plan which addresses recovery actions to protect these species (USFWS, 1998).

VEGETATION MANAGEMENT ISSUES

Livestock grazing, alteration of the fire regime, non-native plant invasion and building development have affected plant communities at Asilomar State Beach and Conference Grounds for over approximately 150 years. These impacts have changed species composition, community structure and plant distribution. In turn, these impacts have had detrimental ecological effects on native plant and animal diversity, animal population structure, hydrologic processes, nutrient cycling, and microclimate.

Past visitor use, non-native iceplant introduction, and topographic reshaping by bulldozers have altered Asilomar's dune complex. The land use patterns and lack of management practices date back to the 1920's and predate DPR's acquisition of the property.

The Monterey pine-oak forest at Asilomar State Beach and Conference Grounds is in a poor and declining health condition as a result of the advanced age of most of the trees, forest fragmentation from development, root disturbance from past facility maintenance practices and pathogenic influences, predominantly infection by pitch canker. In addition, the aesthetic qualities of the forest have diminished as the health of the forest has declined.

TABLE 2-2
SPECIAL STATUS PLANT SPECIES KNOWN TO OCCUR AT ASILOMAR STATE BEACH AND CONFERENCE GROUNDS

Common Name ***Scientific Name***	**Listing Status (USFWS/ CDFG/CNPS)**	**General Habitat**	**Site Occurrence**
		FEDERAL OR STATE LISTED SPECIES	
Monterey spineflower *Chorizanthe pungens var. pungens*	FT / - /List 1B	Coastal dunes and scrub on sandy soil	Occurs within the Natural Land Use area and the Conference Grounds.
Menzies' wallflower *Erysimum menziesii* ssp. *menziesii*	FE / CE / List 1B	Coastal dunes	Occurs within the Natural Land Use area.
Dune gilia *Gilia tenuiflora* ssp. *arenaria*	FE / CT / List 1B	Coastal dunes, coastal scrub on sandy soil	Occurs within the Natural Land Use area and the Conference Grounds.
Beach layia *Layia carnosa*	FE / CE / List 1B	Coastal dunes, coastal scrub on sandy soil	Occurs within the Natural Land Use area.
Tidestrom's lupine (clover lupine) *Lupinus tidestromii*	FE / - / List 1B	Coastal strand, dune and other coastal habitats	Occurs within the Natural Land Use area and the Conference Grounds.
Pacific Grove clover *Trifolium polyodon*	- / CR / List 1B	Closed-cone coniferous forest, coastal prairie, meadows, valley and foothill grasslands	Oberved within the Natural Land Use area in 1998; not found during 2000 survey.
		CNPS SPECIES ONLY	
Sandmat manzanita *Arctostaphylos pumila*	- / - /List 1B	Coastal dunes, coastal scrub on sandy soil	Occurs within the Natural Land Use area.
Nuttall's milk vetch *Astragalus nuttallii* var. *nuttallii*	- / - /List 4	Coastal bluff scrub, coastal dunes	Occurs within the Natural Land Use area.
Monterey paintbrush *Castilleja latifolia*	- / - /List 4	Openings of closed-cone coniferous forest and cismontane woodland, coastal dunes, coastal scrub (sandy soil)	Occurs within the Natural Land Use area.
Monterey pine *Pinus radiata*	- / - /List 1B	Coniferous forest and cismontane woodland	Occurs within the Natural Land Use area and the Conference Grounds.
Yadon's rein orchid *Piperia yadonii*	- / - /List 4	Coastal bluff scrub, closed-cone coniferous forest, maritime chaparral (sandy soil)	Occurs within the Natural Land Use area.

TABLE 2-2 (Continued)
SPECIAL STATUS PLANT SPECIES KNOWN TO OCCUR AT ASILOMAR STATE BEACH AND CONFERENCE GROUNDS

STATUS CODES:

FEDERAL: (U.S. Fish and Wildlife Service)

FE = Listed as Endangered by the Federal Government
FT = Listed as Threatened by the Federal Government
FSC = Federal Special Concern[a]

STATE: (California Department of Fish and Game)

CE = Listed as Endangered by the State of California
CR = Listed as Rare by the State of California
CT = Listed as Threatened by the State of California

California Native Plant Society

List 1B = Plants rare, threatened, or endangered in California and elsewhere
List 2 = Plants rare, threatened, or endangered in California but more common elsewhere
List 3 = Plants about which more information is needed
List 4 = Plants of limited distribution

SOURCES: CDFG, 2002; Madison 2000.

[a] 'Federal Special Concern' is a "term-of-art" for former Category 2 candidates for which USFWS has information indicating that these species may be of concern, but there is not enough information available to determine whether listing is appropriate.

ANIMALS

Asilomar State Beach and Conference Grounds provides habitat for numerous common mammals, birds, reptiles, amphibians, and invertebrates. The area is also a major pacific flyway stopover for a large number of migratory species ranging from the monarch butterfly. Common wildlife species typically associated with each plant community are described below.

WILDLIFE SPECIES BY VEGETATION COMMUNITY TYPES

Rocky Shore

The rocky shore at Asilomar State Beach and Conference Grounds is home to mollusks, sea stars, sea urchins, and small fish. Invertebrates found include abalone, barnacles, limpets, line shore crabs, and litorine snails. The rocky shore also serves as a feeding and roosting ground for harbor seal (*Phoca vitulina*), gulls (*Larus* spp.), and various shore birds, such as the black oystercatcher (*Haematopus bachmani*).

Active Coastal Dunes

This habitat at the park sustains a variety of shorebirds that feed on intertidal invertebrates or the beach hopper colonies in seaweed piles.

Northern Foredune

The open dunes at Asilomar State Beach and Conference Grounds provide habitat for Brewer's blackbird (*Euphagus cyanocephalus*), gulls, and various insects.

Central Dune Scrub/Northern Coastal Bluffs

Scrub communities are important habitats for wildlife. Mammals like the raccoon (*Procyon lotor*), black tail deer (*Odocoileus hemionus*), and black-tailed jackrabbit (*Lepus californicus*) are found along with the black legless lizard and birds, such as American kestrel (*Falco sparverius*).

Dune Swales

Dune swales at Asilomar State Beach and Conference Grounds are dominated by dense patches of low Monterey pines, coyote brush, sedges, providing food resources, cover and nesting areas for various birds.

Coastal Brackish Marsh

Coastal brackish marsh at Asilomar State Beach and Conference Grounds supports California meadow mouse and provides feeding spots for some local and migratory birds. Bird species include herons, egrets, hawks (e.g., the northern harrier) shorebirds, swallows, and the marsh wren (*Cistothorus palustris*). Other characteristic mammals include species of shrews (e.g., vagrant shrew [*Sorex vagrans*]), raccoon, and bats (*Myotis* spp.).

Riparian Scrub

Riparian scrub at Asilomar State Beach and Conference Grounds provides cover or nesting habitat for rabbits and some rodents. Riparian scrub also serves as nesting habitat and provides insect diversity attractive to a variety of migratory birds. Diverse foraging substrates such as foliage, bark, and ground substrates increase feeding availability. Birds that forage for insects in the leaves of plants include Bewick's wren (*Thryomanes bewickii*), and bushtit (*Psaltriparus minimus*). Bark-insect foraging species such as downy woodpecker (*Picoides pubescens*) forage for insects in the bark. There are a few species that are adapted to foraging for insects in flight, such as . Although insects are the primary food source for most species in the riparian habitat, ground dwelling species such as are also typically present in the riparian habitat, feeding primarily on seeds.

Monterey Pine-Oak Forest

The pine forests are the most species-rich habitats at Asilomar, but these forested areas are not all alike. In some parts, the trees are dense while in other areas they are sparsely located. Forest composition also varies at Asilomar. In

some areas, the forest consists of trees and ground cover but not bushes or young trees while other areas have all three structural components of the forest (tall trees, understory, and ground cover of low herbaceous plants). Black-tailed deer live in the forest, but feed in forest openings. Northern flicker (*Colaptes auratus*) and American robin (*Turdus migratorius)* also depend on these openings. Dark-eyed junco (*Junco hyemalis*) lives in the forest only where it has all three forest components, and Allen's hummingbird (*Selasphorus sasin*) lives along the forest edges. Acorn woodpecker (*Melanerpes formicivorus*) and Hutton's vireo (*Vireo huttoni*) depend on the oak trees. The brown creeper (*Certhia americana*) will only live in old growth trees. Newts and other salamanders need the cool darkness of damp, well-canopied forests; most reptiles need warm, dry, open-canopied forests.

Developed Monterey Pine-Oak Forest

Wildlife tolerant of urban settings occurs at Asilomar State Beach and Conference Grounds, and these populations can be quite diverse. Studies have shown that most wildlife species need small patches of vegetation in order to survive in urban settings. This vegetation can simply be a brush pile or brush thicket between two manicured lawns, or it can be provided by a complex system of wildlife corridors leading to and from wild areas. Besides mammals like the broad-handed mole (*Scapanus latimanus*) and Botta's pocket gopher
(*Thomomys bottae*) a number of birds can be found, including the Anna's hummingbird (*Calypte anna*), house sparrow (*Passer domesticus*), Brewer's blackbird (*Euphagus cyanocephalus*), barn swallow (*Hirundo rustica*), American robin (*Turdus migratorius*), European starling (*Sturnus vulgaris*), purple finch (*Carpodacus purpureus*), house finch (*Carpodacus mexicanus*), and dark-eyed junco.

SPECIAL STATUS ANIMAL SPECIES

Table 2-3 presents five special status animal species that are potentially or are currently known to occur at the Asilomar State Beach and Conference Grounds (additional information on the classification of special status species is located in Appendix A). Three species are federally and/or state-listed, including Smith's blue butterfly, California brown pelican, and American peregrine falcon. California brown pelican has been reportedly observed roosting at the Asilomar State Beach and Conference Grounds. Smith's blue butterfly will likely occupy the Natural Land Use area following planting of its host plant (*Eriogonum latifolium* and *E. parvifolium*). Other species reportedly observed at the project site include,

TABLE 2-3
SPECIAL STATUS ANIMAL SPECIES KNOWN TO OCCUR AT ASILOMAR STATE BEACH AND CONFERENCE GROUNDS

Common Name *Scientific Name*	Listing Status (USFWS/CDFG)	General Habitat	Site Occurrence
		FEDERAL OR STATE LISTED SPECIES	
Invertebrates			
Smiths blue butterfly *Euphilotes enoptes smithi*	FE / --	Most commonly associated with coastal dunes and coastal sage scrub plant communities in Monterey and Santa Cruz Counties *Eriogonum latifolium* (coast buckwheat) and *E. parvifolium* (dune buckwheat) are foodplants for larvae and adults.	Foodplant (dune buckwheat) grows in Pacific Grove area east of the Asilomar State Beach and Conference Grounds; Will likely occupy the site following planting of foodplant within the Natural Land Use area.
Birds			
California brown pelican (*Pelecanus occidentalis californicus*)	FE / CE	Found in estuarine, marine subtidal, and marine pelagic waters along the California coast. Rare to uncommon on Salton Sea from July to September. Breeds on Channel Islands: Anacapa, Santa Barbara, and Santa Cruz	Observed nesting on Bird Island just off Pt. Lobos in 1959. .
American peregrine falcon *Falco peregrinus*	(Delisted) / CE	Active nesting sites are known along the coast north of Santa Barbara, in the Sierra Nevada, and in other mountains of northern California. In winter, found inland throughout the Central Valley, and occasionally on the Channel Islands. Migrants occur along the coast, and in the western Sierra Nevada in spring and fall. Breeds mostly in woodland, forest, and coastal habitats.	Observed at project site Asilomar State Beach and Conference Grounds.
		FEDERAL OR STATE SPECIES OF CONCERN SPECIES	
Reptiles			
Black legless lizard *Anniella pulchra nigra*	-- / CSC	Sand dunes, and sandy soils in the Monterey Bay and Morro Bay regions	Occurs within the Natural Land Use area at the north and south ends of the dunes at the Asilomar State Beach and Conference Grounds.
		OTHER SPECIES	
Invertebrates			
Monarch butterfly *Danaus plexippus*	-- / *	Monterey pine, Monterey cypress and Eucalyptus groves (winter roost sites)	Observed at Asilomar State Beach and Conference Grounds.
Birds			
Raptors (e.g., red-shouldered hawk, red-tailed hawk)	-- / 3503.5	Dense large trees	Observed at Asilomar State Beach and Conference Grounds; high nesting potential.
White-tailed kite *Elanus leucurus*	-- / 3511	Dense trees near open foraging area	

TABLE 2-3 (Continued)
SPECIAL STATUS ANIMAL SPECIES KNOWN TO OCCUR AT ASILOMAR STATE BEACH AND CONFERENCE GROUNDS

Status Codes:

Federal (U.S. Fish and Wildlife Service)
FE = Listed as Endangered by the Federal Government
FT = Listed as Threatened by the Federal Government
FSC = Federal Special Concern Species
-- = No Listing Status

State (California Department of Fish & Game)
CE = Listed as Endangered by the State of California
CT = Listed as Threatened by the State of California
CSC = California Special Concern Species
* = CDFG Special Animals list
3503.5 = Fish and Game Code Birds of Prey
3511 = Fish and Game Code Fully Protected Species

SOURCES: CDFG 2002, Tenney 1992.

black legless lizard (a state species of concern), and monarch butterfly (a CDFG "Special Animal").[7] Raptors, including red-shouldered hawk and red-tailed hawk (CDFG 3503.5 protected species) and white-tailed kite (CDFG 3511 Fully Protected species) have also been observed at the site. It is unknown if raptors breed at the site, but there is high potential within large dense trees. Also, burrowing owls have been observed in the dunes.

WILDLIFE MANAGEMENT ISSUES

The size of the Pacific Grove Black-tailed deer herd has greatly increased in recent years mainly in response to supplemental feeding by residents. Feeding deer and other wildlife creates problems involving overpopulation, increased concentrations of animals, nutritional imbalances, and disease. Consequently, feeding of wildlife, including black tail deer, raccoon, California Ground Squirrel, gray squirrel (*Sciurus* sp.), and pigeons is prohibited in Pacific Grove. To accommodate these species, the forest must be managed to include the full spectrum of successional stages, including a full complement of associated species such as oaks, California huckleberry, woollyleaf manzanita, California blackberry, and poison oak. Many of the native bird species depend on standing dead trees (snags) for nesting sites and as a food source.

A significant number of pest species are present in Asilomar State Beach and Conference Grounds which is indicative of habitat degradation (Tenney, 1992). These pest species include house sparrow, European starling, Brewer's blackbird, house finch, American crow (*Corvus brachyrhynchos*), and brown-headed cowbird (*Molothrus ater*). These species benefit whenever natural habitats have been altered by human activities. The effect of pest species can cause the loss of native species due to increased competition for nest sites and food sources. At Asilomar State Beach and Conference Grounds, the total

[7] Special Animal is a general term that refers to all of the taxa that the California Natural Diversity Data Base tracks regardless of their legal or protection status.

number of native nesting pairs is nearly equalled by the number of pairs of nesting pest species (Tenney, 1992). Tenney (1992) detected seven native avian species in a nearby forest outside the Asilomar State Beach and Conference Grounds. These species included band-tailed pigeon, northern flicker, Pacific-slope flycatcher, Stellar's jay, Hutton's vireo, rufous-sided towhee, and purple finch. Neither house sparrow nor Brewer's blackbird was detected in the nearby forest.

MARINE LIFE

The southern sea otter (*Enhydra lutris*) frequents the nearshore along the entire Asilomar coastline. The gray whale can be sighted off the Peninsula headlands during its annual migration.

ECOLOGY

Situated within an urban environment, Asilomar State Beach and Conference Grounds supports approximately 107 acres of undeveloped natural areas and developed areas.

Asilomar State Beach and Conference Grounds fronts about one mile of open shoreline. In 1984, the park's on-going dune restoration program was begun to reestablish natural dune plant communities. Fences, boardwalks and trails have been established in the sand dunes to protect restored plant communities, reduce erosion and trampling, and protect public access. This area supports a diversity of native and non-native sand dune vegetation that is adapted to withstand a range of environmental conditions, including salt spray deposition, high wind speeds, and full sun exposure. Environmental conditions gradually decrease in severity moving inland from the beach. Sand dunes are formed from beach sand that is blown inland by prevailing winds and stabilized gradually over time by vegetation. The sand dune vegetation forms a mosaic of native and non-native species. In several areas, Monterey pine forest occupies extensive portions of the older dunes, but shrubs, sedges, and succulents dominate much of the area.

The conference grounds is spread over approximately 55 acres of Monterey pine-oak forest; amounting to 17.4 acres of buildings, parking areas, roads, and pathways. Environmental conditions are lessened in this area since it lies away from the beach. Monterey pine trees, along with other associated species, are the dominant species.

Dr. Ed Stone and Dr. Joe McBride evaluated the Asilomar State Beach and Conference Grounds in their 1969 Resource Management Study (Stephen G. Smith and Associates, 1992). Their report focused on the natural successional sequence of vegetation change, which begin with unvegetated sand dunes,

followed by coastal scrub and pine communities and eventually climaxing to oak forest community in the absence of fire or other disturbance. Using the Stone and McBride (1969) Resource Management Study, six successional communities were identified, for the Conference Grounds, including (1) sedge/beach sagewort, (2) coyote brush/lupine/lizard tail, (3) willow/coastal scrub, (4) pine scrub, (5) pine-oak/oak-pine, and (6) oak climax (Stephen G. Smith and Associates, 1992). Other experts have argued that these communities are not successional stages, but zoned topographically by environmental factors and fluctuations of the sea level (Barbour et al., 1987).

PALEONTOLOGY

Paleontology is a branch of geology that studies prehistoric life forms other than humans, through the study of plant and animal fossils.[8] Fossils are found embedded in geologic formations that range in thickness from a few feet to hundreds of feet. These formations form a complex relationship below the surface. Sedimentary formations are layered atop one another, and over time the layers have been squeezed, tilted, folded, and shaped by fault activity. Sensitive fossil bearing formations found at the surface also may extend from just under the surface to many miles below. Consequently, the task of predicting paleontologically sensitive areas is difficult.

The following types of paleontological resources are known to exist in the project regions:

- True Fossils: Lithified or replaced remains of plants and animals preserved in a rock matrix (e.g., microfossils, shells, animal bones and skeletons, and whole tree trunks);
- Trace Fossils: Molds, casts, tracks, trails and burrow impressions made in soft clays and muds which subsequently were turned to stone, preserving the images of past life (e.g., shells, footprints, leaf prints, and worm tubes);
- Breas: Seeps of natural petroleum that trapped extinct animals and preserved and fossilized their remains.

Both marine and land vertebrate and invertebrate fossils are found in the various project regions. In California, vertebrate fossils (fossils from animals that have skeletons) are found in rocks that date from 300 million years old to 13,500 years old, yet they are still considered rare if found. This is because they are found less frequently and in a less complete condition than invertebrate and plant fossils (Bedrossian, 1975).

[8] Fossils are the remains of organisms that lived in the region in the geologic past and therefore preserve an aspect of prehistory that is of scientific importance, since many species are now extinct.

FOSSILS AND THEIR ASSOCIATED FORMATIONS

Geologic formations are the matrix in which most fossils are found, occasionally in buried paleosols (ancient soils). These formations are totally different from modern soils and cannot be correlated with soil maps that depict modern surface soils representing only a thin veneer on the surface of the earth. Geologic formations may range in thickness from a few feet to hundreds of thousands of feet, and form complex relationships below the surface. Geologic maps (available through the U.S. Geological Survey [USGS] or California Division of Mines and Geology [CDMG]) show the surface expression (in two dimensions) of geologic formations along with other geologic features such as faults, folds, and landslides.

Although sedimentary formations were initially deposited one atop the other, much like a layer cake, over time the layers have been squeezed, tilted, folded, cut by faults and vertically and horizontally displaced, so that today, any one rock unit does not usually extend in a simple horizontal layer. If a sensitive formation bearing fossils can be found in a surface outcrop, chances are that same formation may extend not only many feet directly underneath, it may also extend for miles horizontally just below the surface. This makes it difficult to predict which areas are paleontologically sensitive.

CULTURAL RESOURCES

Asilomar State Beach and Conference Grounds contains a singular archaeological record, as well as a rich historical and architectural legacy. The Central Coast and the South Coast Ranges as a whole contain a wide diversity of habitats for wildlife and vegetal species, ranging from littoral and marine to coastal scrub and redwood groves, along with upland grassland. Asilomar is included in an important culture area, the home country of the ethnographic *Rumsen*. While none of the fourteen archaeological sites identified at Asilomar has been professionally tested, archaeological investigations in Monterey and Pacific Grove demonstrate long human occupation of the Monterey Peninsula dating back at least 5,000 years. Overall, the South Coast Ranges represents an important archaeological region, especially in the study of prehistoric adaptations to dynamic coastal environments.

The buildings designed by Julia Morgan and built by the Young Women's Christian Association between 1912 and 1928 at the Asilomar Conference Center are both architecturally and historically significant. This significance was formally recognized in 1987 by the listing of the eleven historic buildings on the National Register of Historic Places and by their designation as a National Historic Landmark. Buildings designed by John Carl Warnecke and Associates in the mid-twentieth century compliment Morgan's work and have architectural significance in their own right.

The following section will address the existing conditions of cultural resources in and around Asilomar State Beach and Conference Grounds from the context of cultural change and landscape use over time, culminating with a discussion of the current setting and the historical significance of those on the Asilomar State Beach and Conference Grounds.

ARCHAEOLOGICAL RESOURCES

PREHISTORIC PERIOD

Although a number of early studies had revealed many long-term shellfish processing sites along the Monterey coast, no clear chronology of cultural change had been developed from these highly stratified sites (Pilling, 1948; Meighan, 1955; Pohorecky, 1964; Howard, 1969). However, the littoral settlement and economic focus of the inhabitants was clearly derived from these sites. Ultimately, the results of early excavations were distilled into two patterns that designate the archaeological manifestations of the Monterey-Carmel area: the Sur Pattern and the Monterey Pattern (Breschini and Haversat 1980).

The Sur Pattern (~3,000 B.C. – 500 B.C.) is associated with the ancestors of the Esselen, a tribal group who inhabited a small region south of the Monterey Peninsula (Hester 1978). The evidence from the Monterey Pattern (ca. 500 B.C.) indicates connections to the Costanoans, who, ethnographically, held much of the Monterey Bay and San Francisco Bay Area (Levy 1978). Indeed, some sites began to show a replacement of the Esselen by the Costanoans by 500 B.C. (Pritchard 1968). As a result, it seems tenable that the Esselen were driven from their territories soon after circa 500 B.C.

ETHNOGRAPHIC BACKGROUND

The Costanoan consisted of eight subgroups that together inhabited most of the San Francisco Bay Area and much of the region surrounding the Monterey Bay. In spite of having a common language base, they were not bound together in any political sense. Therefore, they did not have a single term or word in their language by which they referred to themselves as a whole. Europeans referred to them as Costanos or “people of the coast” from which the name “Coastanoan” was derived (Levy, 1978). Today, the surviving descendents of these people frequently use a native language term “Ohlone” to designate themselves (Margolan, 1978; Bean, 1994).

The ethnic groups recognized within the Costanoan culture were sets of tribelets that spoke a common language and lived in a circumscribed, contiguous area. The tribelet served as the basis of sociopolitical organization and generally had at least one permanent village. *Rumsen* is the sociopolitical group that controlled

the Monterey Peninsula and lower Carmel Valley when the Spanish arrived. *Achasta* (designated San Carlos by the Spanish) was one of the five villages that formed the multi-village tribelet of *Rumsen* (Milliken 1987). The location of this village was probably either in the vicinity of Monterey or the mouth of the Carmel River and it is likely that people from this village utilized the area that represents present day Asilomar.

HISTORICAL BACKGROUND

The earliest exploration of the Monterey region was the discovery of the Carmel River by Sebastian Vizcaíno in 1603, as summarized by Breschini (1996):

> By Friday, January 3, 1603, most of the chores were completed, and Vizcaíno, Father Andrés, and ten arquebusiers were able to explore inland to the southeast. About three leagues (a league averages perhaps 2.6 to 3.0 miles) away they discovered another port, with a copious river descending from snow-covered mountains. These are Carmel Bay and the Carmel River. They spotted elk, but were unable to kill any.
>
> They encountered no people, but saw a village about a league away. When they investigated they found it deserted, and speculated the inhabitants had taken refuge in the interior to escape the cold. It is generally thought this was the village of *Tucutnut*, about a league from where Carmel Mission was subsequently located. This is the only village mentioned. The Monterey, New Monterey, and Pacific Grove areas apparently were uninhabited in January of 1603. Vizcaíno, however, reported that the land was thickly populated with numberless Indians, and that a great many came several times to their camp at Monterey. He comments that they indicated by signs that there were many settlements inland.

By 1770, Gaspar de Portola's expedition, in essence, founded Monterey with the landing of the *San Antonio* in Monterey to initiate the colonization and mission building process. Junipero Serra was on board to assist with the building of the mission and presidio of San Carlos de Borromeo de Monterey. Throughout much of the early to mid-19th Century, the presidio housed much of the population of Monterey.

During much of the 19th century, Pacific Grove remained relatively isolated, given the lack of viable transportation to and from the area. However, in 1875, David Jacks, a local businessman, donated 100 acres of land to the Methodist Episcopal Church to establish a "Christian Seaside Resort" in Pacific Grove. From these beginnings, the Pacific Grove Retreat Association was formed. In 1889, the Southern Pacific Railroad extended service to the town, and, with it, the development of Pacific Grove Retreat continued to grow. Among the

organizations to choose the Pacific Grove Retreat for meetings were the Chautauqua movement, the YWCA, a Farmer's Institute, and a School of Music among others. The YWCA retreat ultimately became the Asilomar Conference Grounds.

ARCHAEOLOGICAL RECORDS REVIEW

A records search of all pertinent survey and site data was conducted at the Northwest Information Center at Sonoma State University (NWIC File # 04-476). The records were accessed by utilizing the Monterey, Calif. USGS 7.5-minute quadrangle map, unsectioned, Township 16S, Range 6E. In an effort to establish a general impression of the area archaeologically, the review included the Asilomar State Beach and Conference Grounds Boundary along with a 1,000 foot Study Area boundary. However, the Area of Potential Effect (APE) for this project was established to include a 250-foot area circumscribing the Asilomar State Beach and Conference Grounds boundaries (see Figure 1-2).

Previous surveys and studies and archaeological site records were accessed as they pertained to the Study Area. Records were also accessed and reviewed in the *Directory of Properties in the Historic Property Data File for Monterey County* for information on sites of recognized historical significance within the *National Register of Historic Places*, the *California Register of Historic Resources*, the *California Inventory of Historic Resources* (1976), the *California Historical Landmarks* (1996), and the *California Points of Historical Interest* (1992). In addition, the CALTRANS State and Local Bridge Survey (1986) was consulted.

ARCHIVAL RESULTS

The records search revealed fourteen discreet archaeological sites located within the boundaries of Asilomar State Beach and Conference Grounds (on file with DPR). The sites represent both Monterey and Sur Pattern traits. By and large, the sites reflect a long term exploitation of littoral and marine resources on the west facing beaches of the Monterey Peninsula. None of these sites have been adequately investigated to determine their current integrity and significance.

The largest site, CA-MNT-1732, appears to be the vestiges of a prehistoric village that was surveyed by Hildebrand, Rivers, and Steidl (1992). This site includes shell, *Mytilus sp., Haliotis sp.*, along with numerous groundstone fragments and chert flakes. Previous construction has occurred over the site, including a swimming pool, the Housekeeping building, and a large parking lot. CA-MNT-1733, and CA-MNT-1734 may also be remnants or constituents of the primary village site, but have lost considerable integrity due to the effects of previous site development.

STANDING STRUCTURES

Asilomar Conference Grounds

The Asilomar Conference Grounds occupies approximately 45 acres situated within the dune and forest of Asilomar State Beach and Conference Grounds and located within the historic resort community of Pacific Grove. The Asilomar Conference Grounds was the location for the creation of the National Board of the Young Women's Christian Association for the Western United States. Built in 1913, the uniqueness and distinction of the Asilomar Conference Grounds, both architecturally and socially, led to its listing as a National Historic Landmark and National Register of Historic Places District (including 11 buildings and the entrance gates) in 1987 (National Register # 87000823). National Landmark designation is reserved for buildings that have verified exceptional significance to the United States of America. It is the highest honor that can be achieved by a building or monument in this nation. Additional information on the historic status of these buildings is discussed in Appendix A.

The Asilomar Conference Grounds, designed by architect Julia Morgan, "advanced the new ideas and values of the Arts and Crafts Movement and the Rustic Aesthetic. Similarly, her attitude toward the site and the landscape represented a departure from highly stylized landscapes of the time in favor of a more regionally appropriate and site specific plant palette" (Carey & Co., 1998: 59). As a result, adjuncts to the structures are the entrance gates, access roads and pathways - all of which contribute to the site's historic significance. In the twentieth century, renowned master architect John Carl Warnecke remodeled some of the historic structures of Asilomar and built some newer buildings that are considered National Register eligible by the National Landmark Coordinator of the western office of the National Park Service (Oakland). In 1996 Architectural Resources Group completed a Historic Structure Report on the Crocker Dining Hall and two years later Carey & Co. prepared Historic Structure Reports (HSRs) for Merrill Hall, Phoebe Apperson Hearst Social Hall, Viewpoint and the Chapel. The purpose of the HSRs is to provide a comprehensive report on the history and existing condition of the historic buildings of Asilomar and to make concrete and individualized recommendations regarding their future preservation treatment.

TABLE 2-4
ASILOMAR CONFERENCE GROUNDS HISTORIC DISTRICT PROPERTIES

OHP Number	Property Name	Year Built
19912	Stuck-up Inn	1918
19915	Pirates' Den (Tide Inn)	1923
19922	Grace H. Dodge Chapel Auditorium	1915
19906	Phoebe Apperson Hearst Social Hall	1913
19911	Health Cottage (Viewpoint)	1917
19909	Visitor's Lodge	1918
19913	Engineer's Cottage	1913
19916	Director's Cottage (Pine Crest)	1927
19904	Merrill Hall	1928
19907	Mary Ann Crocker Dining Hall	1918
19905	Entrance Gates	1913
19910	Scripps Lodge Annex	1927

Source: DPR and Office of Historic Preservation, Directory of Properties Data File, 10-30-02

CULTURAL RESOURCES SURVEY

No new cultural resource survey has been conducted for the purposes of this General Plan. A cultural resources survey for the General Plan was conducted by State Parks staff in 1992. Fourteen prehistoric archaeological sites were identified, nine sites within Asilomar State Beach and Conference Grounds alone, indicating a highly sensitive archaeological zone.

NATIVE AMERICAN CONSULTATION

The Native American Heritage Commission (NAHC) was contacted in order to request a sacred lands database search for the Asilomar State Beach and Conference Grounds area. While the record search did not indicate the presence of any known Native American traditional cultural properties in the vicinity of

Asilomar State Beach and Conference Grounds, the NAHC recommends further inquiry with individuals and organizations that may have more detailed information pertaining to ethnographic or traditional cultural properties in the area. If further information is obtained regarding potential impacts to cultural resources, measures will be taken at that time to address and mitigate any adverse impacts to said cultural resources.

COLLECTIONS

Asilomar State Beach and Conference Grounds currently has a collection of over 1,400 photographs which includes historic photos from the YWCA period and a Reserve Property Inventory.

SOCIAL RESOURCES

INTERPRETIVE AND EDUCATIONAL RESOURCES

Interpretation at the park includes both its natural and cultural history. Natural history interpretation includes the forest, dunes, and beach habitats, while the cultural history interpretation covers the historic Asilomar buildings and Native American activities.

VISITORS CENTERS AND INTERPRETIVE CENTERS

Asilomar State Beach and Conference Grounds does not have any formal visitor's center or interpretive centers. The Phoebe Apperson Hearst Social Hall, (generally referred to as the administration building) serves as a first stop for administration and information for visitors. The front desk and the park store are also located within the building.

Museums and House Museums

No museum or house museum is currently located within Asilomar State Beach and Conference Grounds. There is a Natural History Museum located in the City of Pacific Grove.

EVENTS AND INTERPRETIVE PROGRAMS

The current concessionaire is actively involved in interpretation of Asilomar State Beach and Conference Grounds. The concessionaire sells numerous nature related books and games in the park store and also it also hosts and participates in several local cultural events. In March, an interpretative event is held to commemorate Women's History Month. In October the Asilomar State Beach and Conference Grounds are also included as part of the City of Pacific Grove's Victorian Home Tour, a tour of historic homes in Pacific Grove, and the City's

Christmas at the Inns Tour. The Christmas at the Inns Tour showcases Inns decorated in Victorian style for the holidays in December.

Other educational programs, including nature tours and guided walks, are occasionally conducted by private groups or organizations. Each April, on Earth Day, a local school conducts a one day of environmental education at Asilomar including planting trees with concessionaire employees. Asilomar State Beach and Conference Center also participates in both Coastal Cleanup Day each fall and Green Path, the current concessionaire's nationwide recycling program.

Interpretive programs are conducted by both the DPR Rangers and community organizations at Asilomar State Beach and Conference Grounds. In recent years, the number of DPR programs conducted annually has nearly halved since ranger staffing decreased from two to one park rangers in 2000. Currently, an average of nearly 100 programs are attended by approximately 3,500 park visitors annually, or about two percent of the park visitors to the Asilomar Conference Grounds. Programs include natural and cultural guided tours, talks, conference group general assembly presentations, special events programming, slide presentations, interpretive displays, and off-site interpretive presentations to schools, retirement homes and other organizations.

DPR also currently runs a Junior Lifeguard program at Asilomar State Beach and Conference Grounds. The goal of the Junior Lifeguard Program is to provide quality water safety education. Each summer 80 local children are introduced to safe, aquatic recreation opportunities and improve their physical conditioning, their understanding and respect for the environment.

Other additional educational programs (including nature tours ad guided walks) are periodically conducted by private groups or organizations at Asilomar State Beach and Conference Grounds.

AESTHETIC RESOURCES

VISUAL RESOURCES AND SCENIC CHARACTERISTICS

Asilomar State Beach and Conference Grounds was established to perpetuate, and to make available to the people of California, the spectacularly beautiful coastlines, dunes, and coastal forests of the Monterey Peninsula near Point Pinos; the architecture of Julia Morgan and others, both within and outside of the historic campus core of the Asilomar Conference Grounds; and the social history of the original development of Asilomar and its continuation in the conference grounds theme and function.

The existing visual character of Asilomar State Beach and Conference Grounds is determined by the attributes (color, form, texture) of specific site features and

by the patterns that the features have assumed as a result of natural processes and human uses. The existing visual character of the park is also influenced by atmospheric effects and by seasonal changes in the foliage of the natural vegetation on the site.

Landform and Vegetation

Asilomar State Beach and Conference Grounds is a seaside retreat whose visual characteristics are largely defined by the Pacific Ocean, the dunes, and Monterey pine forest. The Pacific Ocean provides an ever-changing, fluid focal point for the park's scenic views. In the tidal zone, fine-textured sandy beaches are interspersed with rocky intertidal and subtidal areas providing dramatic variety in form and texture. The coastal dunes are delicate, dynamic landforms ranging from 6 to 12 feet in height (City of Pacific Grove, 1994), shifting in response to the forces of wind and water. The dune vegetation comprises northern coastal bluff scrub, a dense scrub less than two feet in height. The mosaic of coastal dune vegetation adds tremendous variety to the landscape, providing rough texture and seasonally varying color to the dunes (see Photograph A, Figure 2-4). The vegetation tends to be low-lying, promoting open ocean vistas. Over time, wind has sculpted the trees and other vegetation into dramatic, craggy shapes.

The inland area of Asilomar State Beach and Conference Grounds is comprised of stabilized dunes, covered with Monterey pine forest, which is a rare and environmentally sensitive plant community. The understory canopy is comprised of coast live oak, with grasses, brush, shrubs, and pine litter on the forest floor. The forest canopy towers dramatically over the landscape, providing visual contrast to the low-lying coastal dune vegetation. The forest canopy is somewhat open, and fragmented, having been modified by human development and diseases since the turn of the century.

These general landform and vegetation patterns are visible from long distances away and from the adjacent Pacific Grove neighborhoods and streets. Views of the natural habitat areas from the existing park trails are visually rewarding and generally consist of coastal dunes and scrub, wildflowers, native shrubs, many species of birds, and small reptiles and mammals.

Built Structures and Architecture

The original conference grounds and buildings at Asilomar State Beach and Conference Grounds were designed by Julia Morgan who was California's first licensed female architect. The original campus-type development reflects a "rustic aesthetic" that harmonizes with its natural setting. The central core of the conference grounds includes eleven surviving Morgan buildings and is both listed

Photograph A Coastal Dunes and Beach

Photograph B Merrill Hall

SOURCE: Environmental Science Associates, 2003.

Figure 2-4
Asilomar Aesthetic Resources

on the National Register of Historic Places and has been designated as a National Historic Landmark District.

The trademark of Morgan's architectural style is building design that harmonizes with the setting, utilization of native construction materials and use of scenic vistas of the sea and forest (see Photograph B, Figure 2-4). Morgan's use of stone and redwood on exteriors and trademark exposed redwood truss work on the interiors of many buildings make the complex both unique and emblematic of the Arts and Crafts architectural style to which Morgan contributed.

The built structures range in size and complexity. Common features of most Morgan buildings include rectilinear structures originally clad in hand split cedar shake, some with native stone or red brick chimneys, foundations, and pillars. Open spaces and natural light dominate the interior design of the buildings. Interiors are characterized by exposed redwood truss work, single wall construction, and decorative rusticated wrought iron braces, brackets, and fixtures.

Outside of the central historic core, numerous building clusters have been developed subsequent to the Morgan designed-campus. Several of these were designed by renowned architect John Carl Warneke, including Surf & Sand Group, the Corporation Yard, the Sea Galaxy Group, the Long Views Group, and the View Crescent Complex. Other buildings that have been added to the campus include: the North Woods Group, the William Penn Mott, Jr. Training Center, the Fireside Group and the Forest Lodge Group (see Figure 1-3). These newer structures generally tend to be simpler architectural structures that incorporate some elements of the historic Morgan buildings such as pitched rooftops, use of stone and wood exterior finishes, provision of colors that visually blend with the landscape, and utilization of windows to promote a sense of connection between the building exterior and interior.

Negative Visual Features and Characteristics

Asilomar State Beach and Conference Grounds include a corporation yard for facility maintenance. Minimal vegetative screening is provided to screen views of the corporation yard, Asilomar Avenue and the William Penn Mott, Jr. Training Center.

The overall health of the Monterey pine forest is currently in serious decline due to old age, forest fragmentation and disease, including pitch canker. The declining health of the forest canopy has resulted in a deteriorated appearance to the forest canopy, including loss of trees, denuded branches, and standing snags.

VIEWSHEDS

There are four types of viewsheds at Asilomar State Beach and Conference Grounds: views of the Pacific Ocean and coastline from the Asilomar Conference Grounds and the beach areas; interior and exterior views of the architecture of Julia Morgan and others and views of the scenic interface of coastal dunes and Monterey pine forest. The fourth view shed is the building and their relationship with the natural environment. Ocean and coastline views are available from many of the conference grounds' built structures, and well as from the many pathways and boardwalks that traverse the park. One of the more prominent scenic vistas of the Pacific Ocean from the conference grounds is located on the western side of Phoebe Apperson Hearst Social Hall. Some of the upper areas of the conference grounds near View Crescent and Long Views offer expansive vistas of the entire coastline.

Many visitors come to Asilomar State Beach and Conference Grounds to view its architecture - particularly the Julia Morgan-designed buildings. Prominent viewsheds of the conference grounds' architecture include: views from Sunset Drive east toward the conference grounds; views from the dune boardwalks south and east toward the built structures and views from roadways from the View Crescent group south toward the central campus. The internal roads and pathways within conference grounds also offer views of site's architecture and views of interior of buildings. Similarly, views of the scenic interface of coastal dune scrub and Monterey pine forest are available to visitors from park roadways and boardwalks.

DESIGNATED SCENIC AREAS OR ROUTES

Asilomar State Beach and Conference Grounds is located less than a quarter-mile west of Seventeen Mile Drive in Pacific Grove. Historic Seventeen Mile Drive is among the county's most scenic and famous stretches of road and is a popular destination route for area visitors. Seventeen Mile Drive offers medium to long-range views of Asilomar. Along the ocean on the west side of the Asilomar State Beach and Conference Grounds, Sunset Drive is designated as a scenic route in the Pacific Grove General Plan and is also used by visitors to access shoreline trails.

EXTERNAL VIEWS

Asilomar State Beach and Conference Grounds is visible from many short-range, medium-range, and long-range vantage points, including views from residential areas and public parks in Pacific Grove as well as coastline views from the Pacific Ocean. From all vantage points the park appears as a natural landscape with sparse rustic style structures nestled in the dunes.

RECREATION RESOURCES

RECREATION ACTIVITIES

The conference grounds occupy approximately 45 acres and its conference facilities can accommodate up to 1,000 individuals. Asilomar State Beach and Conference Grounds fronts approximately one-mile of open shoreline and consists of rocky coastline with white sand beaches and tide pools. The park offers a wide variety of recreational, educational, and outdoor activities. The beach, forest, dunes and architecture create an environment that provides visitors with a “rustic aesthetic” ambiance.

Recreational activities at Asilomar are generally related to the natural features of the park, including bird watching, nature study, hiking, jogging, beach strolls, picnicking, bicycling, and photography. Self-guided and ranger-led walking tours are available at the park, including tours of Julia Morgan’s historic architecture, its living dune systems and other natural resources along Asilomar’s Coastal Trail. Park visitors can also participate nearby in ocean-related recreational activities, including swimming, kayaking, surfing and fishing.

RECREATION FACILITIES

The recreation facilities at Asilomar State Beach and Conference Grounds include both those located out of door and indoors.

Active recreation facilities at Asilomar include the following:

- heated outdoor swimming pool
- boardwalk
- volleyball court
- ping pong
- billiards
- bicycle rentals
- campfires on grounds

Passive recreation facilities at Asilomar include:

- picnic tables
- barbeque areas
- table games

PATTERNS AND LEVEL OF USE

Asilomar State Beach and Conference Grounds visitation has been increasing gradually since the early 1960’s, when visitation was recorded at approximately 162,500 conference ground visitors. Between 2001 and 2002, annual visitation to

the conference grounds was approximately 187,500. During this same period DPR estimates based on car count sample observations that the average annual Asilomar State Beach and Conference Grounds visitation was approximately 390,000 visitors. The most dramatic change in visitation occurred between 1986 and 1990, following habitat restoration and development of a continuous trail along the Asilomar coastline, when visitation increased by 300%.

The average occupancy rate of the 313 visitor rooms is approximately 87 percent, and approximately 70 percent of visitors return to the conference grounds. The conference facility is currently booked 18 to 24 months in advance and as a result turns away many requests for use of the facility.

Visitation at Asilomar State Beach and Conference Grounds includes day users, visitors attending conferences or organized group meetings, and overnight visitors unassociated with group functions. Visitors come to Asilomar State Beach and Conference Grounds for meetings and conferences, retreats, family reunions, weddings, anniversaries, vacations, recreation, and nature study. Some individuals visit and stay at Asilomar State Beach and Conference Grounds to relax in a peaceful Pacific coast setting. Others take advantage of the interpretive programs offered by DPR staff.

DPR conducted a visitor survey in between late spring to early fall of 1993. The survey reported the typical Asilomar visitor to be a Caucasian female between the ages of 40 to 70 from a nearby area or other part of California. Most visitors have learned of Asilomar State Beach and Conference Grounds through “word of mouth.” Parties typically travel in groups of two, arrive in a private vehicle, and stay at Asilomar for one to four days for a conference. Non-conference visitors indicated their primary use as beach or trail use. Nearly 80 percent of respondents indicated Asilomar State Beach and Conference Grounds was their primary destination. Visitors to Asilomar Conference Grounds tend to make few off-site trips. For those who travel off-site, destinations include Monterey (including the Aquarium and Cannery Row), Carmel, Pacific Grove, Pebble Beach and Seventeen Mile Drive.

RECREATION POTENTIAL

Regional Parks

There are 28 parks, open space, and recreational facilities, in addition to the public school facilities utilized for recreation within the City of Pacific Grove. Public open space in Pacific Grove totals approximately 449 acres (see Table A-4 in the Appendix A), and includes 23 acres in the shoreline park network, 10 acres of neighborhood parks, 135 acres of community parks, and 112 acres of regional and state parks. Asilomar State Beach and Conference Grounds represents nearly 25 percent of the public space at Pacific Grove. Other prominent parks

within Pacific Grove include Point Pinos Lighthouse Reservation, George Washington Park, Lovers Point Park, and Lynn “Rip” Van Winkle Open Space.

Several other DPR properties are located in the region. These include: Monterey State Historic Park and Monterey State Beach to the east, and Carmel River State Beach, Point Lobos State Reserve, Point Sur Lightstation State Historic Park, Andrew Molera State Park, Pfeiffer Big Sur State Park, and Julia Pfeiffer Burns State Park to the south. Asilomar State Beach and Conference Grounds and other public open spaces in the region provide a broad array of recreational facilities and opportunities for area visitors and residents.

EXISTING OPERATIONS AND FACILITIES

There are 49 buildings located within the conference grounds. The building land coverage is 147,000 square feet (plus a second story area of 46,000 square feet, not included) and 39,000 square feet of underground garages. The majority of the facilities are devoted to lodging, meeting space and dining.

LODGING

The conference grounds include 313 visitor rooms in 28 clusters of lodges in a campus layout. Each building contains between 8 and 12 individual visitor rooms. There are 692 beds and the grounds can accommodate up to 1,095 visitors each night. No in-room televisions or telephones are provided. There are two room types, deluxe and historic. Some deluxe rooms are located in buildings designed by architect John Carl Warnecke, Clark Davis and Mike Kelly and the architectural firm of Smith Barker & Hannsen. The deluxe rooms were built from 1959 to 1981. The deluxe rooms are more modern, and may include a private bathroom and shower, have a patio or balcony and fireplaces. Historic rooms are in buildings that were designed by Julia Morgan and built between 1913 and 1928. All of Morgan’s buildings are National Historic landmarks. The historic rooms have hardwood floors, a bathroom and shower in each room, and some have wood-paneled walls. All historic lodging buildings have a common living room with fireplace to accommodate group gatherings.

Seventy-five percent of conference business is with return groups. Check in time is 3pm and checkout is noon. Religious groups are the most common, followed by associations, scientific, corporate/business groups, and family reunions. Lodging at the William Penn Mott, Jr. Training Center can be released to the concessionaire at least ten days in advance to be sold to the public. Heavy arrival and departure patterns typically occur on Sundays, Wednesdays and Fridays.

WILLIAM PENN MOTT, JR. TRAINING CENTER

The William Penn Mott, Jr. Training Center is a DPR training academy located in the East Woods complex of the Asilomar Conference Grounds. This facility provides statewide training for managers, rangers, technicians and specialist support group staff, and general DPR staff. In addition to serving as DPR's primary training/learning center for the above listed subject areas, the William Penn Mott Jr. Training Center currently serves as DPR's primary Law Enforcement/Public Safety Academy. The law enforcement training can require dynamic activities, which are potentially incompatible with the otherwise serene setting visitors expect from their visit at Asilomar State Beach and Conference Grounds. The Spirit of Place initially established by Julia Morgan and followed by John Wareneke was one of a "refuge by the sea," a retreat with a camp-like ambience where low-tech rustic aesthetic atmostphere harmonizes with the natural setting. DPR has exclusive use of the training center for nine months of each year from approximately September 16th through June 15th. The facility's classroom is used by other entities during the remaining three months of the year.

MEETING SPACES

The Asilomar Conference Grounds offer 31,000 square feet of flexible function space in 38 private meeting rooms located in five main buildings. The 38 rooms include 18 standard meeting rooms and 20 breakout rooms. The largest of these is the 650-seat Merrill Hall and the smallest are the 10-seat living rooms located in most lodging buildings.

Included in the above figures is the East Woods complex, which includes DPR's William Penn Mott, Jr. Training Center. The Madrone room, a classroom at the training center, is released to the conference grounds for use from July 1st through mid-September. There is a second meeting room, the Whitehead room, which is kept for contingency and short notice meetings during the summer, although it is used infrequently. In addition, there are several other areas within the conference grounds that can be used as meeting spaces if needed.

DINING

Mary Ann Crocker Dining Hall, the main dining hall, in conjunction with the Seascape and Woodland dining rooms, may serve up to 850 visitors per meal in two seatings. The Dining Hall includes the original dining room which seats 480, the Woodlands area which seats 180 and the Seascape room which seats 160. Conference packages usually include three meals a day served family style. Individual dietary needs can be met with advance notice and premium meals (ethnic cuisine, barbecues, etc.) are also available.

OTHER FACILITIES AND SERVICES

In addition to these lodging, meeting, and dining facilities, the Conference Grounds include a corporation yard, a "general store" providing sundries, gifts

and souvenirs, administration building, housekeeping complex, outdoor swimming pool and 403 general visitor, 16 physically challenged, and 22 staff parking spaces.

An on-site Business Center is located in the Phoebe Apperson Hearst Social Hall. The Business Center's current services and equipment include a personal computer for word processing needs, internet access and speaker phone for conference calls. Photocopies and faxes can be handled through the Front Desk. The conference facility's business center provides fax service, computer use and telephone ports for internet access for visitors. Other audio-visual and computer equipment is also available for use in meetings.

ACCESSIBILITY

Asilomar State Beach and Conference Grounds offers accessible accommodations, meeting rooms, and transportation for persons with disabilities. The accessible facilities however, are limited and may not meet all the requirements and standards of the accessibility regulations of Title 24, California Building Code. It is currently recommended that visitors call ahead to ensure their individual needs can be met. The conference grounds also has a boarwalk that travels through the sand dunes offering all visitors the opportunity to enjoy this truly unique experience.

OPERATIONS

Management of the Park is currently performed by two State Park Rangers, one Senior State Park Resource Ecologist, between three and six seasonal staff members and a half-time Office Assistant.

A resource management program operates at the Asilomar State Beach and Conference Grounds under the supervision of the Senior Ecologist in accordance with DPR's Resource Management Directives. Program implementation is the responsibility of the Senior DPR Resource Ecologist who is assisted by seasonal park aides, court referrals and volunteers.

The resource management program includes plant nursery operation, exotic species control, tree hazard inspection, coastal trail development, archaeological protection, forest management, wildlife management and resources monitoring. DPR's regular resources support and maintenance responsibilities include upkeep and repair of all fencing, trails, boardwalks, native landscape maintenance, fuel break maintenance, tree hazard reduction and revegetation.

The Pacific Grove Marine Gardens Fish Refuge extends along the shoreline of Asilomar State Beach and Conference Grounds. Asilomar park rangers enforce state park regulations as well as California Department of Fish and Game laws and City of Pacific Grove ordinances and state and civic laws.

Except for the previous discussed management activities, the concessionaire has the primary responsibility on the conference grounds for the maintenance and housekeeping program, visitor registration, security and services such as assisting visitors with parking, luggage, responding to fire alarms, securing meeting rooms, assisting with visitor first-aid, and taking reports for concessionaire insurance liability.

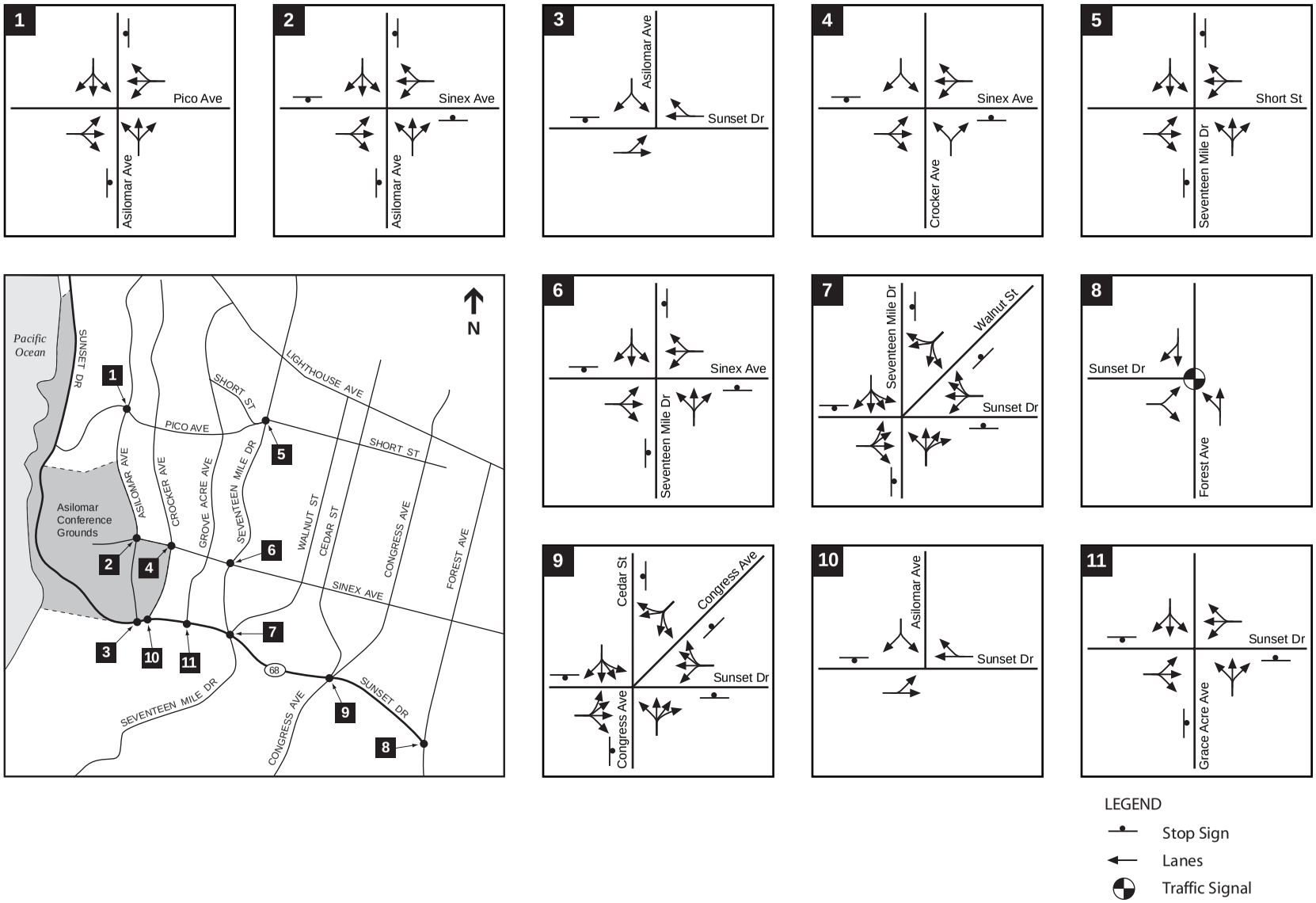
TRAFFIC AND CIRCULATION

Asilomar State Beach and Conference Grounds consists of two adjacent areas. The western section is generally bounded to the west by the Pacific Ocean with Sunset Drive boarding the north east area and running through the park to form the southern most park boundary. Asilomar Avenue forms the east side boundary of the western park section and Pico Avenue runs parallel to the northern boundary of the park. The east section of the park is bounded by Asilomar Avenue to the west, Sunset Drive to the south, Crocker Avenue to the east, and Sinex Avenue to the north (see Figure 2-5 in the Appendix).

ROADWAY NETWORK

Sunset Drive provides regional access to Asilomar State Beach and Conference Grounds. This facility connects Ocean View Boulevard to the north with W.R. Holman Highway/State Route 68 (SR 68) to the east. Sunset Drive is designated as SR 68 between Asilomar Avenue and W.R. Holman Highway in the vicinity of the park. Sunset Drive is a two-lane facility with on-street parking and a posted speed limit of 25 mph. West of its intersection with Asilomar Avenue, bike lanes are striped on both sides of the street. Further east, SR 68 has two- to four-lane cross sections.

Asilomar Avenue is a two-lane local collector road that extends northward from Sunset Drive to Ocean View Boulevard. The south end of Asilomar Avenue, from Sunset Drive to Sinex Avenue, is designated as SR 68. This section of Asilomar Avenue divides the Asilomar Conference Grounds into two distinct areas and provides direct access to both areas of the park. There is a crosswalk at the intersection of Asilomar Avenue and Sinex Avenue. Due to this road segment's state route designation, there are no other designated points for pedestrian crosswalks provided. However, the auto access near the Corporation Yard is a major pedestrian crossing for the training center. On-street parking is permitted on one side but occurs on both sides of Asilomar Avenue and there is a bus stop located on the east side of the street, just north of the Sunset Drive/Asilomar Avenue intersection.



SOURCE: Environmental Science Associates, 2003.

Figure 2-5

Transportation Network and Study Area
Roadway and Intersection Geometrics

Sinex Avenue is a two-lane collector street extending eastward through Pacific Grove from Asilomar Avenue. The west approach of the Sinex Avenue/Asilomar Avenue intersection is the main entrance to the conference grounds area of the park. Between Asilomar and Crocker Avenues, Sinex Avenue is the northern boundary of the park. On-street parking is available on both sides of Sinex Avenue.

Crocker Avenue is mostly a two-lane residential street that extends northward from Sunset Drive to Jewell Avenue. A segment of this road is the eastern boundary of the conference grounds and provides access to the property between Sinex Avenue and Sunset Drive. On this segment of Crocker Avenue, on-street parking is provided on one side of the street. Seventeen Mile Drive is a two-lane, north/south arterial road that provides regional access to the site from the south. Seventeen Mile Drive is located about 1500 feet east of the Asilomar Conference Grounds and runs parallel to Asilomar Avenue in the vicinity of the park. South of Sunset Drive, Seventeen Mile Drive, which is a toll road, provides a scenic route along the coast.

Pico Avenue is a two-lane east/west urban street that provides secondary access from Sunset Drive to Seventeen Mile Drive and the surrounding neighborhood. Pico Avenue is approximately a block north of the Asilomar Conference Grounds.

EXISTING PUBLIC TRAILS

Sidewalks are provided along both sides of Sinex Avenue and a small portion of the east side of Asilomar Avenue for a short distance at the Sinex Avenue and Asilomar Avenue intersection. The remaining roadways do not have sidewalks. At the conference grounds' main entrance, there is a painted and signed crosswalk. This crosswalk is a major link between the grounds on the east side of Asilomar Avenue and the main Conference Grounds area.

PUBLIC TRANSIT SERVICE

Transit service in the vicinity of Asilomar is provided by Monterey Salinas Transit. Route 1 Asilomar, which provides service between the downtown Monterey transit plaza and Pacific Grove, serves the site. This route operates along Asilomar Avenue and has a two stops Sunset Drive and Sinex Avenue. Route 1 Asilomar currently operates every 30 minutes from approximately 6:00 AM to 10:30 PM.

PARKING FACILITIES

A parking inventory and occupancy survey was conducted on the Asilomar Conference Grounds in 1993. The inventory determined that there are 602 parking spaces available on or near the site. On-site, 448 parking spaces were

counted, including seven spaces identified for loading-only use. On-street parking along Crocker Avenue, Asilomar Avenue, and Sinex Avenue are estimated to provide another 154 spaces.

The 1993 survey found that arrival/departure patterns generally followed a pattern of arrival on Sunday and departure on Tuesday or Wednesday and arrival on Friday and departure on Sunday. Peak-parking demand occurred during the survey period starting at 6:30pm. The survey assessed that sufficient parking was available to accommodate Conference Grounds visitors most days of the year.

EXISTING TRAFFIC

Intersection operations and the relationship between capacity and traffic volumes are generally expressed in terms of levels of service (LOS).

As the amount of traffic moving through a given intersection increases, the conditions that motorists experience rapidly deteriorate as traffic approaches the absolute capacity. Under such conditions, there is general instability in the traffic flow, which means that relatively small incidents can cause considerable fluctuations in speeds and delays that lead to congestion. LOS are designated A through F. Roads that experience traffic volumes near road capacity are labeled LOS E. Beyond LOS E capacity has been exceeded, and arriving traffic will exceed the ability of the intersection to accommodate it. Level of Service definitions are explained in further detail by Table A-5 in Appendix A.

LEVEL OF SERVICE METHODOLOGY

All of the key intersections are unsignalized except for Forest Avenue/Sunset Drive (SR 68); four of the intersections are all-way stop-controlled, including two 5-way stop-controlled intersections. The existing intersection LOS analysis has been conducted based on the parameters of the Highway Capacity Manual (HCM 2000). LOS were calculated using the TRAFFIX (version 7.5) and HCS2000 software programs, which utilize the HCM 2000 methodology LOS threshold criteria.

Intersection LOS calculations were performed for the weekday PM peak hour and Saturday peak hour at the following locations:

1. Asilomar Avenue/Pico Avenue
2. Asilomar Avenue/Sinex Avenue
3. Asilomar Avenue/Sunset Drive (SR 68)
4. Crocker Avenue/Sinex Avenue

5. Seventeen Mile Drive/Pico Avenue
6. Seventeen Mile Drive/Sinex Avenue
7. Seventeen Mile Drive/Sunset Drive (SR 68)/Maple Street
8. Forest Avenue/Sunset Drive (SR 68)
9. Congress Avenue/Sunset Drive (SR 68)/Cedar Street
10. Crocker Avenue/Sunset Drive (SR 68)
11. Grove Acre Avenue/Sunset Drive (SR 68)

Average Daily Traffic (ADT) volumes on State Highway 68 were obtained from the Caltrans website and from counts performed during November, 2002. Table A-5 in Appendix A summarizes the existing Weekday PM and Saturday PM peak hour LOS of the Asilomar State Beach and Conference Grounds intersections. As Table A-5 indicates, all analyzed intersections currently operate with satisfactory LOS conditions of D or better during the weekday PM peak hour and the Saturday peak hour.

Traffic volumes on roadway segments in the project vicinity were also examined, with respect to how much of the theoretical capacity is being used. The weekday peak-hour peak-direction volume-to-capacity (V/C) ratios were determined for these roadways. As shown in Table A-6 in Appendix A, area roadways currently operate “below capacity”, with traffic volumes representing no more than about 56 percent of the theoretical capacity.

EMERGENCY AND PUBLIC SERVICES

WASTEWATER TREATMENT SERVICES

The unit is served by the Monterey Regional Water Pollution Control Agency (MRWPCA). The sewage is pumped in an eastern direction toward Monterey, consolidated with sewage from other Monterey Peninsula cities, and treated at the Monterey Regional Wastewater Treatment Plant before being discharged into Monterey Bay. According to the City of Pacific Grove General Plan there is an infiltration/inflow problem in the entire MRWPCA system and the Plan recommended a long-term management plan for the MRWPCA including Pacific Grove’s sewage collection system (City of Pacific Grove, 1994).

Wastewater from the west side of the park runs through eight inch lines diagonally north through the dunes and the line continues on Sunset Drive. The sanitary system is old and contains a major amount of terra cotta pipe. The City owns this sewer line and has an easement for it. Maintenance issues with the pipe system are common; in the past this line was clogged five to seven times a year and spillage water used to back up in the dunes. A video examination of the sewer has

revealed that it is now in poor condition and the pipes will require replacement soon. A grease trap type device was installed in recent years and has reduced the amount of grease buildup in the wasteline. Wastewater from the east side of the park connects to the City's municipal water system at Sinex Avenue and Asilomar Avenue.

STORMWATER FACILITIES

The majority of the rain runoff from the park currently flows to Majella Slough and drains westerly into the Pacific Ocean. The drainage flows on the surface on private properties and public streets and in underground culverts. There are underground springs and sub-surface drainage flows, some of which are leech very close to the surface such as the storm water runoff between the Housekeeping facility and the Dolphin meeting run in the View Crescent Group. The Sea Galaxy complex, as well as any water drained from the swimming pool drains out to the dunes. There is a collection system for the Surf & Sand complex, with the runoff from this area flowing to the surrounding dune area.

WATER SUPPLY

Water is supplied to the residents and businesses of Pacific Grove including the park by the California-American Water Company Cal-Am. The water is obtained from surface water in Carmel Valley and Seaside Coastal aquifers. Withdrawals from this system are governed by the Monterey Peninsula Water Management District (MPWMD), established in 1977. From January 1990 to August 1993, the MPWMD imposed a moratorium on projects that would increase water use until a new Peralta well was approved. Cal-Am has proposed a new dam and reservoir on the Carmel River, which would provide sufficient water supplies for the Monterey Peninsula until 2010. The project is controversial and Cal-Am is currently researching alternate ways to provide sufficient water to the Monterey Peninsula. However, this issue is outside the scope of DPR's management responsibilities.

SOLID WASTE DISPOSAL

Solid waste disposal in the park is provided by the Pacific Grove Disposal Service, a private firm. The City of Pacific Grove is a member of the Monterey Regional Waste Management District (MRWMD). Waste is transported to the MRWMD landfill, which is a 315-acre landfill. The landfill is expected to remain in use beyond 2070 due to source reduction and recycling programs.

POLICE PROTECTION SERVICES

DPR Rangers have the primary responsibility for providing law enforcement and public protection within the boundaries of Asilomar State Beach and Conference

Grounds. All crime reports, visitor accident reports, traffic collision reports, and vessel accident reports related to incidents within the boundaries of Asilomar are the responsibility of the DPR Rangers. Rangers provide vehicle and foot patrols of the park for public safety, public education and information, and enforcement. Visitor security at the Asilomar Conference Grounds is also the responsibility of the concessionaire and the concessionaire's security program is reviewed annually by the Park Superintendent. If necessary, Pacific Grove Police officers are dispatched through the Monterey County Communications Center in Monterey for additional assistance. The Pacific Grove Police Department has 42 full-time employees including 29 sworn officers.

SECURITY

Emergency services at Asilomar State Beach and Conference Grounds are a concern. Currently, the conference facilities do not meet all emergency standards at ever location. Inadequate night lighting is considered a significant security and safety problem. Individuals, including elderly visitors and staff working late, would benefit from better lighting of roads and pathways. There is an on-demand shuttle service available to park visitors and employees.

FIRE PROTECTION AND EMERGENCY SERVICES

The Pacific Grove Fire Department serves the whole city and currently is staffed by 15 full-time paid professional fire fighters and 35 volunteers. Pacific Grove has a mutual aid agreement with all fire agencies in Monterey County, handled by the County Communications Center in Monterey. The Fire Department also has a volunteer ocean rescue unit that provides service on a countywide basis.

Ambulance service at Asilomar State Beach and Conference Grounds is provided jointly by the City of Pacific Grove's Fire Department Paramedic Service and American Ambulance.

DPR coordinates with the CDFG's Oil Spill Prevention and Response unit and the United States Coast Guard for oil spill response in the event of a spill accident within a Monterey District Coast Unit. The Prevention and Response unit is the lead agency and would contract with a private company for clean-up.

Monterey District DPR is a signatory member of the Monterey County Coastal Incident Response Plan in cooperation with federal, state, and county Public Safety agencies and volunteer organizations. This is a cooperative approach designed to assure the most effective response of every available resource to coastal incidents (cliffside, surf, and open ocean) along the Monterey County coastline.

The Asilomar State Beach and Conference Grounds' property extends out to the mean high tide line and out 1,000 feet. The State Lands Commission's jurisdiction starts from the mean high tide line and extends out into the ocean where the Monterey Bay National Marine Sanctuary jurisdiction begins. The marine environment off Asilomar State Beach and Conference Grounds is within the Monterey Bay National Marine Sanctuary, which is managed by the National Oceanic and Atmospheric Administration (NOAA). DPR will cooperate with NOAA, CDFG, and the Coast Guard in handling marine incidents along Asilomar State Beach and Conference Grounds.

EXISTING COMMUNITY INFRASTRUCTURE

There are four public schools in Pacific Grove. The two elementary schools have a total enrollment of an estimated 1,000 students. The middle and high school each have an enrollment of approximately 600 students.

HAZARDS AND HAZARDOUS MATERIALS

The Asilomar Conference Grounds present operation requires the use of hazardous materials such as engine oil, degreasers, paints, and solvents. The storage, handling, and use of hazardous materials and hazardous waste at Asilomar State Beach and Conference Grounds are conducted in accordance with a Hazardous Materials Business Plan, and federal, state, and Monterey County regulations. The California Department of Toxic Substance Control has certified the Asilomar Conference Grounds as a "Conditionally Excluded Small Quantity Universal Waste Generator" in recognition of the minor amounts of hazardous waste generated by the Conference Grounds' operations. The Asilomar Conference Grounds has also been issued a "Hazardous Waste Generator Permit" from the Environmental Health Division of the Monterey County Health Department for its on-site hazardous waste storage.

Historic operations included the use of an underground storage tank (UST) located in the corporation yard. This UST was removed in the early nineties. Soil remediation activities, including the removal of identified impacted soils, was completed in accordance with federal and state regulations and DPR has obtained regulatory case closure for the UST from the Environmental Health Division of the Monterey County Health Department.

PLANNING INFLUENCES

SYSTEM-WIDE PLANNING

DPR performs some planning that address issues that cross both park and regional boundaries. Any system-wide plans developed in the future that contain

specific recommendations pertaining to the use, operation, or management of the State Park System may also effect future planning decisions at Asilomar State Beach and Conference Grounds. The following are existing statewide or system-wide planning influences that may affect planning decisions at the park.

- Public Resources Code
- California Code of Regulations
- California Environmental Quality Act
- Policies, Rules, Regulations, and Orders of the California State Park and Recreation
- Commission and California Department of Parks and Recreation
- California Department of Parks and Recreation Operation Manual
- California Department of Parks and Recreation Administration Manual
- California State Park System Plan
- California State Park Mission Statement
- California State Parks Access to Parks Guidelines

Resource Management Directives for DPR amplify the legal codes contained in the Public Resources Code, the California Code of Regulations, and the California State Park and Recreation Commission's Statements of Policy and Rules of Order. In summer 2003, new appropriate and relevant information will be incorporated into the new Natural Resources Chapter of the DPR's Operations Manual (DOM). The directives which are particularly pertinent to existing or potential issues at Asilomar Beach and Conference Grounds are listed below:

- Directive Number 3: Addition of Lands to State Park System Unit;
- Directive Number 4: Land Acquisition Objectives;
- Directive Number 5: State Park Development;
- Directive Number 12: Acquisition of Underwater Areas;
- Directive Number 18: Beaches - Uses of Sandy Littoral;
- Directive Number 19: Beaches - Ecological Resources;
- Directive Number 26: Consideration of Ecological Factors;
- Directive Number 27: Natural Preserve Establishment;
- Directive Number 28: Visitor Use Impacts;
- Directive Number 29: Vegetation Management;
- Directive Number 30: Environmental Resource Management;
- Directive Number 31: Unit Resource Management Programs;
- Directive Number 34: Exotic Plants - Elimination;
- Directive Number 36: Wildlife Population Balance;
- Directive Number 37: Erosion Control;

- Directive Number 38: Natural Rock Feature Management;
- Directive Number 42: Allowable Uses of Water Resources;
- Directive Number 45: Water Pollution Control;
- Directive Number 46: Environmental Quality - Objectives;
- Directive Number 54: Historic Resources - Identification and Preservation;
- Directive Number 55: Historic Resources -Evaluation and Preservation;
- Directive Number 56: Historic Resources - Liaison with Groups, Commissions, etc.
- Directive Number 61: Adaptive Use- Application in State Park System
- Directive Number 64: Historic Resources - Evaluation and Preservation;
- Directive Number 66: Historic Structures - Handling;
- Directive Number 67: Utilities in Historic Structures;
- Directive Number 68: Concessions in Historic Structures; and,
- Directive Number 74: Recreational Development/Use.

REGIONAL PLANNING

Consideration of regional context is important in any discussion about the land use and facilities at Asilomar State Beach and Conference Grounds. When planning for Asilomar, it is important to understand the intrinsic values within the park as well as the relationship with the surrounding areas. The following summarizes the current public lands management agencies governing the park.

REGIONAL PLANS AND POLICIES

General Plan Designation

The Monterey County General Plan Update (2001) represents county-wide policies and goals but does not apply to incorporated area such as the City of Pacific Grove. As a result, Asilomar is under the jurisdiction of the City of Pacific Grove General Plan which designates the conference grounds as Open Space-Institutional and the beach area as Open Space.

California Coastal Commission

The California Coastal Commission is responsible for administering the state's coastal management program, which includes the entire Asilomar State Beach and Conference Grounds. Under the Coastal Act of 1976 (California Public Resources Code, 30000 et seq.), the Commission makes coastal development permit decisions and reviews local coastal programs prepared by local governments and submitted for Commission approval. The City of Pacific Grove adopted a local coastal plan (LCP) in 1989. This LCP is further discussed under Local Plans and Policies.

California Coastal National Monument

On July 11, 2000, the California Coastal National Monument was established by presidential proclamation. The monument protects "all unappropriated or unreserved lands and interest in lands owned or controlled by the United States in the form of islands, rocks, exposed reefs, and pinnacles above mean high tide within 12 nautical miles of the shoreline of the State of California." Management of this monument is by the Bureau of Land Management and partnering agencies. A Resource Management Plan for the monument is currently being prepared.

Monterey Bay National Marine Sanctuary

The Monterey Bay National Marine Sanctuary was designated by Congress in accordance with the National Marine Sanctuary Act, and incorporates over 276 miles of shoreline and 5,322 square miles of ocean, encompassing a region from Marin County south to Cambria (NOAA, 2003b). The NOAA has been assigned responsibility for managing the Nation's thirteen National Marine Sanctuaries and has developed regulations uniquely suited to protect the resources at each sanctuary. All former and future Asilomar State Beach and Conference Grounds' activities that may impact the Monterey Bay National Marine Sanctuary, such as stormwater discharge, are therefore overseen by NOAA.

Air Quality Regulatory Context

Air quality within the North Central Coast Air Basin (NCCAB) is addressed through the efforts of various Federal, State, regional, and local government agencies. These agencies work jointly, as well as individually, to improve air quality through legislation, regulations, planning, policy-making, education, and a variety of programs. The agencies primarily responsible for improving the air quality within the Basins are briefly stated below. For additional regulatory information, see Appendix A and Table A-7.

The U.S. Environmental Protection Agency (EPA) is responsible for enforcing the 1990 amendments to the Federal Clean Air Act (CAA) and the Federal ambient air quality standards (AAQS) that it establishes.

The California Air Resources Board (ARB), a department of the California Environmental Protection Agency (CALEPA), oversees air quality planning and control. The agency is primarily responsible for ensuring implementation of the 1989 amendments to the California Clean Air Act (CCAA) and for regulating motor vehicle and consumer product emissions. Like the EPA, the ARB has established ambient air quality standards for the State for the same six criteria pollutants as the Federal CAA. The ARB standards are more stringent than the Federal air quality standards.

The North Central Coast Air Basin is classified as non-attainment areas for ozone and PM10 and is in attainment of state and federal standards for carbon monoxide, nitrogen dioxide, sulfur dioxide and lead.

The MBUAPCD is responsible for limiting the amount of emissions that can be generated throughout the Basin by various stationary and mobile sources. Specific rules and regulations have been adopted by the Governing Board which limit the emissions that can be generated by various uses and/or activities, and identify specific pollution reduction measures which must be implemented in association with various uses and activities. These rules not only regulate the emissions of the six criteria pollutants, but also toxic emissions and acutely hazardous materials. They are also subject to ongoing refinement by the MBUAPCD.

Emissions sources subject to these rules are regulated through the MBUAPCD's permitting process. Through this permitting process, the MBUAPCD also monitors the amount of stationary emissions being generated and uses this information in developing the AQMP. Any emissions sources that would be constructed as part of the CLRDP would be subject to the MBUAPCD rules and regulations.

In September 2001, the MBUAPCD prepared its CEQA Air Quality Guidelines as a guidance document to provide lead government agencies, consultants, and project proponents with uniform procedures for assessing air quality impacts and preparing the air quality sections of environmental documents for projects subject to CEQA.

Water Quality Regulatory Context

Regulatory authorities exist on both the state and Federal levels for the control of water quality in California. The major federal legislation governing the water quality aspects of the project is the Clean Water Act, as amended by the Water Quality Act of 1987. For additional regulatory information see Appendix A.

State and Regional Water Quality Control Board

The primary responsibility for the protection and enhancement of water quality in California has been assigned by the California legislature to the State Water Resources Control Board (SWRCB) and the nine Regional Water Quality Control Boards (RWQCBs). The SWRCB provides state-level coordination of the water quality control program by establishing statewide policies and plans for the implementation of state and federal laws and regulations. The RWQCBs adopt and implement water quality control plans (basin plans) that recognize the unique characteristics of each region with regard to natural water quality, actual and potential beneficial uses, and water quality problems.

The project area lies within the jurisdiction of the Central Coast RWQCB. The Central Coast RWQCB has set water quality objectives for oceanic waters, including Monterey Bay.

Construction Activity Permitting. The Central Coast RWQCB monitors and enforces the National Pollutant Discharge Elimination System (NPDES) stormwater permitting for the region. The SWRCB administers the NPDES Permit Program through its General NPDES Permit. Construction activities of one acre or more are subject to the permitting requirements of the NPDES General Permit for Discharges of Storm Water Runoff Associated with Construction Activity (General Construction Permit). Additional information on construction permitting requirements is provided in Appendix A.

Geology and Soils Regulatory Context

Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Fault Zoning Act (formerly the Alquist-Priolo Special Studies Zones Act), signed into law in December 1972, requires the delineation of zones along active faults in California. The purpose of the Alquist-Priolo Act is to regulate development on or near fault traces to reduce the hazard of fault rupture and to prohibit the location of most structures for human occupancy across these traces. Cities and counties must regulate certain development projects within the zones, which includes withholding permits until geologic investigations demonstrate that development sites are not threatened by future surface displacement (Hart, 1997). Surface fault rupture is not necessarily restricted to the area within a Fault Rupture Hazard Zone, as designated under the Alquist-Priolo Act. The Asilomar State Beach and Conference Grounds is not located within such a zone.

Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act was developed to protect the public from the effects of strong ground shaking, liquefaction, landslides, or other ground failure, and from other hazards caused by earthquakes. This act requires the State Geologist to delineate various seismic hazard zones and requires cities, counties, and other local permitting agencies to regulate certain development projects within these zones. Before a development permit is granted for a site within a Seismic Hazard Zone, a geotechnical investigation of the site must be conducted and appropriate mitigation measures incorporated into the project design. Geotechnical investigations conducted within Seismic Hazard Zones must incorporate standards specified by California Geological Survey Special Publication 117, Guidelines for Evaluating and Mitigating Seismic Hazards (California Geologic Society, 1997c). The Asilomar State Beach and Conference Grounds has not been investigated for possible designation as a Seismic Hazard Zone by the California Geological Survey.

California Building Code

The California Building Code is another name for the body of regulations known as the California Code of Regulations (CCR), Title 24, Part 2, which is a portion of the California Building Standards Code (CBSC, 1995). Title 24 is assigned to the California Building Standards Commission, which, by law, is responsible for coordinating all building standards. Under state law, all building standards must be centralized in Title 24 or they are not enforceable (Bolt, 1988).

Published by the International Conference of Building Officials, the Uniform Building Code (UBC) is a widely adopted model building code in the United States. The California Building Code incorporates the UBC by reference and includes necessary California amendments. These amendments include criteria for seismic design. About one-third of the text within the California Building Code has been tailored for California earthquake conditions (ICBO, 1997). The 1997 UBC, the code currently adopted by Monterey County, requires extensive geotechnical analysis and engineering for grading, foundations, retaining walls, and structures within zones. The Asilomar State Beach and Conference Grounds is located within Zone 4, which, of the four seismic zones designated in the United States, is expected to experience the greatest effects from earthquake ground shaking and therefore has the most stringent requirements for seismic design.

Noise Regulatory Context

Noise is regulated in the project area through implementation of local general plan policies and noise ordinance standards. Local general plans identify general principles intended to guide and influence development plans, and noise ordinances set forth specific standards and procedures for addressing particular noise sources and activities. Asilomar is situated within the City of Pacific Grove and is under its jurisdiction for noise ordinance.

Monterey County

The noise element of the Monterey County General Plan identifies goals, objectives and policies related to noise. The County uses the land use compatibility guidelines presented in Table A-8 in Appendix A to guide planning in the County.

Hazardous Materials Regulatory Context

Definitions

Hazardous Materials. Hazardous materials are substances with certain physical properties that could pose a substantial present or future hazard to human health or the environment when improperly handled, disposed, or otherwise managed.

Hazardous Waste. A hazardous waste is any hazardous material that is discarded, abandoned, or is to be recycled. The California Environmental Protection Agency (CALEPA), Department of Toxic Substances Control (DTSC) regulates the generation, transportation, treatment, storage, and disposal of hazardous waste. Within Pacific Grove, investigation or remediation of contaminated sites is typically conducted under the direction of the local oversight agency (LOP), which is the Environmental Health Division of the Monterey County Health Department. The LOP oversees sites in cooperation with the SWRCB, Central Coast RWQCB, and CALEPA.

The DTSC has certified the Asilomar Conference Grounds as a "Conditionally Excluded Small Quantity Universal Waste Generator" in recognition of the minor amounts of hazardous waste generated by the Conference Grounds' operations. The Asilomar Conference Grounds also has a "Hazardous Waste Generator Permit" for its above ground storage and other on-site hazardous material storage issued and monitored by the Environmental Health Division of the Monterey County Health Department.

Cultural Resources Regulatory Context

The State Historic Preservation Officer (SHPO) implements preservation laws regarding historic resources, and is responsible for the California Historic Resources Inventory (CHRI), which uses the National Criteria for listing resources significant at the national, state, and local level. The basic policy statements at the State level on which cultural resource protective regulations are based are contained in the California Environmental Quality Act (CEQA) (adopted in 1970 and revised in 1998) (§15064.5). In addition, local planning guidelines and ordinances may also affect future cultural resource management at Asilomar.

LOCAL PLANS AND POLICIES

City of Pacific Grove General Plan

The City of Pacific Grove General Plan was adopted by the City in October, 1994. The Plan designates the western part of Asilomar State Beach and Conference Grounds as Open Space (O) and the eastern part as Open Space-Institutional (OSI). The principal land uses permitted at the OSI portion of Asilomar are overnight accommodations, conference facilities, and low-intensity coastal-related recreation to the extent compatible with maximum protection of designated natural and biotic resource areas.

The General Plan contains numerous goals and policies for future planning and development within the City that will be applicable to Asilomar. These planning policies address future development issues associated with transportation,

natural resources, historic preservation, urban structures and design, park and recreation goals. Future planning for Asilomar State Beach and Conference Grounds is expected to generally be consistent with the City of Pacific Grove General Plan's goals and policies.

City of Pacific Grove Local Coastal Program

As described above, the 1976 California Coastal Act requires every city and country within the coastal zone to prepare a Local Coastal Program (LCP) to be submitted to and approved by the California Coastal Commission. The Pacific Grove LCP Land Use Plan was adopted by the city council on June 7, 1989, as an element of the City's General Plan. The LCP Land Use Plan is an element of the Pacific Grove General Plan. Within the coastal zone, the Land Use Plan takes precedence over the General Plan. Where policies in both documents overlap or are in conflict, the policy most protective of coastal resources takes precedence.

In 1989, the City of Pacific Grove began preparation of an Implementation Plan for the Pacific Grove Local Coastal Program, consisting of an Implementing Ordinance and a Coastal Parks Plan. The Implementing Ordinance contains regulations to effectively implement policies found in the Land Use Plan on all properties within the coastal zone. These ordinances will be added to or inserted into the city zoning ordinance.

City of Pacific Grove Coastal Parks Plan

The purpose of the Coastal Parks Plan is to establish provisions to guide the design, management, restoration, and enhancement of the coast parks planning area consistent with state and community objectives. As an element of the Implementation Plan, the Coastal Parks Plan is consistent with and should be used in companion to the Land Use Plan. The planning area for the coastal parks lies within the coastal zone and encompasses approximately 248 acres of land, including Asilomar. Future planning for the Asilomar Beach and Conference Grounds is expected to generally be consistent with the City of Pacific Grove General Plan's goals and policies.

OTHER RELEVANT REGIONAL PLANS AND POLICES

Additional regional plans that represent adjoining jurisdictions or geographic areas may also influence Asilomar State Beach and Conference Grounds. For example, Monterey County Transportation Plans could have an influence on the park's future operations and planning decisions.

ZONE OF PRIMARY INTEREST

DPR's concern for any environmental changes or ongoing impacts outside the park that could jeopardize or degrade State Park System values are thought of as zone(s) of primary interest. At Asilomar State Beach and Conference Grounds, DPR is generally concerned with land use activities on nearby properties that would negatively affect visitors' experience of the park's unique spirit of place.

DPR is also concerned about activities at more remote locations that can, through their development and use, adversely affect the resources and features within Asilomar State Beach and Conference Grounds. For example, air pollution generated by regional vehicle traffic, hazardous material spills into either the Bay or within the coastal drainage area and construction visible from the park all potentially could affect Asilomar State Beach and Conference Grounds. DPR officials are aware of these potential threats and will take action whenever possible to minimize them.

PUBLIC CONCERNS

A number of issues and concerns were raised by local agencies, residents and park visitors during the public scoping for this General Plan. One of the most important issues raised by the public that has influenced the Plan is the desire to not only protect and restore the historic feel at Asilomar State Beach and Conference Grounds but also to enhance further the visitor experience and to increase its park-like setting. This coincides with the overall public goal to not overdevelop the site and to enhance/maintain the forest by limiting non-essential facilities that detract from the site's historic feel.

The public also raised concerns related to parking at Asilomar State Beach and Conference Grounds which is addressed in this Plan. Public comment expressed the desire that employee parking be reviewed and that the current parking along Asilomar Avenue be removed to improve Asilomar's park-like setting. In addition, public comment also raised similar concerns that any future development, improvements or lighting at Asilomar State Beach and Conference Grounds be implemented to minimize negative visual impacts on the surrounding areas. Public concerns were also expressed that DPR should consider and evaluate the impact to the surrounding community associated with any proposed changes to land use or circulation within Asilomar State Beach and Conference Grounds impacts.

Public comments were also received that recommending that park management continue its ongoing efforts to protect Asilomar State Beach and Conference Grounds' natural environment. Specifically, public comments recommended continued implementation of the dune restoration and stabilization programs as

well as management of public access when necessary to protect and enhance sensitive plant communities and special status plant and wildlife. Similarly, public comment also supported continued efforts to maintain and enhance Asilomar State Beach and Conference Grounds' native forest. Concerning the future of Asilomar Avenue, the public consistency stated that the road should be retained in its current use as a two-way city street.

ISSUES AND ANALYSIS

All aspects of Asilomar State Beach and Conference Grounds (parking, circulation, biological resources, etc.) were thoroughly researched, analyzed and mapped to determine site constraints and limitations as well as site opportunities and potential. Geographic Information System (GIS) mapping based on a current aerial survey was used to determine key elements posing constraints or potential and to assess optimum placement of park recreation, habitat and other related uses. The following section discusses key site constraints and limitations as well as site opportunities and potential identified at the Asilomar State Beach and Conference Grounds.

SITE CONSTRAINTS AND LIMITATIONS

ACCESSIBILITY

The accessibility of every appropriate area of the park's current facilities visitors does not comply with current standards or the regulations of the Americans with Disabilities Act (ADA). As a result, current some park visitors are unable to enjoy full use of the Asilomar State Beach and Conference Grounds' facilities.

ADJACENT NEIGHBORHOODS

Asilomar is bounded on the north and east mostly by low density, single family residential neighborhoods with some medium density residential and visitor accommodations/medium to high density residential areas. Adjoining the site to the southeast is a narrow parkland area and commercial areas with additional residential and lodging located to the south. Traffic, parking, visual impact and noise from park activities have the potential to create disturbances to the adjacent residences and visitor accommodations. A lack of vegetation screening in some areas contributes to these conflicts.

Additionally, residents in homes neighboring Asilomar have experienced effects in the past from the park primarily from overflow parking by visitors and employees on local streets.

Future facility planning should include effective mitigation measures such as adequate setbacks from adjacent neighborhoods, development of underground

parking, and the use of vegetation screening to separate park activities from adjacent residents. Restored ecological areas without recreational access can also serve as buffers between the park and adjacent homes. Activities requiring night lighting should utilize efficient, shielded lighting equipment that minimizes light spillage or overflow. Uses creating new sources of sound should be located to mitigate conflicts with adjacent residential areas. Conference grounds and building lights should be designed to avoid impacting the adjacent neighborhood.

HISTORIC CORE

The campus-style development, clustered with historic buildings reflects a “rustic aesthetic” which harmonizes with the natural setting and allows for the visitor to transition quickly from a vehicle to a pedestrian environment. The central core of the conference grounds, which includes eleven surviving Julia Morgan buildings, is fundamental to the park’s character and sense of place. Future facility planning and development should enhance the site’s existing “rustic aesthetic” character and provide for a pedestrian campus as originally intended. Vehicles and the associated wide paved roads in the Historic Core significantly detract from the original character of Asilomar.

INTERPRETIVE ISSUES

This General Plan should adequately address interpretation for the park. Existing interpretive facilities and programs should be expanded to include information on Asilomar’s history, cultural resources, natural and marine resources, and resource protection activities. Future interpretive activities should include all park visitors, conference attendees, and the local community. Interpretation should be coordinated by the concessionaire and DPR staff. Additionally, there is not adequate storage space for artifacts, interpretive aids, or a reference library. An interpretive center is needed, ideally situated in a central location.

PEDESTRIAN CIRCULATION

Based on the need for visitors to walk, there are limited paths for pedestrian circulation within the conference grounds portion of the park. Within the core area of the conference grounds, visitors generally share right of ways with vehicles. Although existing pedestrian paths are considered separate facilities for pedestrians providing connections between the various buildings, some Asilomar vehicles travel on these paths to deliver visitors and luggage to their rooms. Bus circulation in the central core is a serious impact on pedestrian activities. The grades of many trails and shared roadway are too steep for some visitors. The ½ mile boardwalk in the sand dunes is Americans with Disabilities Act (ADA) accessible.

There is a network of pedestrian boardwalks that extend from the conference grounds to the coastal areas beyond Sunset Drive. However, pedestrian circulation patterns have affected the natural areas of the conference grounds.

REGISTRATION CIRCULATION

The majority of the vehicular traffic on roadways within the conference grounds results from arriving visitors searching for the registration building or moving from the registration area to their accommodations. Departing visitors repeat the conflict when exiting the conference grounds. The movement of their vehicles often requires organized direction by security personnel.

After visitors register most move their cars to a parking area close to their accommodations. Even with maps supplied at registration, many visitors were disoriented and confused about how to reach their accommodations. Part of the confusion is likely caused by a large number of vehicles exiting the park on to Asilomar Avenue and then re-entering through the main entrance. This is necessary because the only safe configuration for the road connecting the area south of the administration building to the area north is the one-way (southbound) road in front of that building.

In addition to employees parking on city streets, traffic from the conference guests spills onto city streets at peak times. Surrounding streets are also sometimes used as transfer points for equipment, supplies and goods between commercial vehicles and park vehicles. Both entrances to the conference grounds also lack adequate sight distances for departing vehicles.

BICYCLE CIRCULATION

Bicycle rentals are available in the park. Bicyclist must share paved roadways on the conference grounds and walk the bicycle on the boardwalks and coast trail. Bicycle riding is allowed on designated bike lanes on Sunset Drive, in proximity to the coastal pedestrian trail. Bicycle use is an increasingly popular recreational activity and transportation option. The addition of bicycle racks in each complex should be considered.

SIGNAGE

Signage within the park is poor and many of the signs along the roadways have lettering that is too small to be read from passing vehicles. Secondly, some of the signs are obscured by tall grass or bushes, with the dark wood color of the signs further camouflaging them. The signs also vary in size, color (both of the background and the lettering) and in their proximity to buildings, roadways and parking areas. Circulation could be improved by installing clear signage

indicating which parking areas correspond to various conference facilities, as well as indicating exits from the park.

PARKING

While existing visitor parking may be adequate throughout most of the year, the parking is not well sited or understood. Visitors may drive to several parking areas before finding a spot which may be farther from their destination than is necessary. Parking is not adequate for large conferences and in those instances visitors park on local streets which can cause conflicts with commercial and private uses. The park also does not have adequate parking for the variety of vehicles that visitors may have, such as buses or recreational vehicles.

Existing parking areas on the conference grounds and on Sunset Drive have a negative impact on the park's scenic views and on cultural values within the park. Parking for the physically challenged is provided along the shoreline (four spaces exist). Parking is designated along the ocean-side shoulder of Sunset Drive.

Additionally, operation and maintenance vehicles also frequently compete with visitor vehicles for parking and nearly all concessionaire employees currently park on surrounding streets. As a result, these vehicles line the adjoining streets near the main entrance and detract from a visitor's first impression of Asilomar and impact sight distance. Additionally, existing parking areas within the park have a negative impact on the park's cultural values.

RECREATION FACILITIES

Research previously performed identified areas of improvement for recreational facilities at Asilomar. The pool is heavily used at times but it is isolated from other facilities, and there may also be demand for such recreational facilities as workout areas. The appropriate location and number of group recreational sites such as barbecue facilities needs to be evaluated.

OPERATIONS FACILITIES

Past discussions with park and concession management have suggested that the existing Mary Ann Crocker Dining Hall dining facilities are inadequate. The existing kitchen and dining areas are not optimal by current standards and lounges and locker spaces for employees are inadequate throughout the facility. In addition, there is insufficient storage which leads to increased delivery trips and also use of the nook in the hallway space (en route to Woodlands) for dining supplies, coffee making, etc.

Mary Ann Crocker Dining Hall does not easily allow for special dining events with groups larger than 440 people, which occur up to ten times a year. In the past,

meals have been catered into Merrill Hall for large banquets and catering of meals has been done to most all of the meeting rooms.

The kitchen loading dock is the only dock facility in the park accessible to most trucks and is used for many activities unrelated to kitchen functions. Trash pickup occurs throughout the park and contributes to circulation problems.

There is a general lack of facilities for all kinds of short and long term storage for operations and for visitors. Storage space for meeting rooms is severely limited in several buildings. Facilities to handle the arrival and storage of exhibit materials in advance of a conference are inadequate. Additionally, the corporation yard is too small to accommodate activities that take place there.

Activities associated with large conferences sometimes spill over into the surrounding area. There has been a need for a flexible meeting room that would seat about 400 people in theatre style, as the next largest meeting space after Merrill Hall, which seats 650 theatre-style, is the Grace H. Dodge Chapel, which can accommodate up to 350 people.

NATURAL HABITAT

Restoration of the park's natural habitats, including the coastal bluffs, dunes and forest, began in 1984. Decades of uncontrolled foot-traffic and the introduction of various exotic species had virtually eliminated the native vegetation on the bluffs and sand dunes. Habitat restoration coupled with providing boardwalks and trails for public access have brought the bluffs and dunes back to nearly their original condition. Ongoing maintenance is essential for the continued success of the restoration program.

Once a continuous, intact stand of Monterey pine trees, the forest at Asilomar State Beach and Conference Grounds has been severely damaged as a result of past facility development and maintenance practices. The forest has been broken up (fragmented) by buildings, parking areas, roads and paths that comprise approximately 30% of the park's total forested area, resulting in increased susceptibility of the individual trees to wind and other environmental stresses and disease and pests. An effort is currently underway to replace the dead and diseased trees with a strain to pitch canker-resistant Monterey pines. Future development planning needs to consider ways to reduce forest fragmentation and enhance the forest by increasing the continuity of the remaining stands of trees.

SITE OPPORTUNITIES AND POTENTIAL

OPERATIONAL FACILITIES

The removal of the on-site co-generation electrical facility from the Corporation Yard in 1998 has eliminated a major past planning constraint and offers added land resources for redevelopment. The possibility of relocating the concessionaire's maintenance facilities, currently located at the Corporation Yard, creates numerous opportunities. Potential relocation and/or redevelopment of the concessionaire's current maintenance facilities could improve their future operational efficiency, allow consolidation of DPR's resource support operations into a single shared facility and open up a site for development of a new administration building or other facility.

RELOCATION OF VISITOR REGISTRATION AND ADMINISTRATIVE OFFICES FROM THE PHOEBE APPERSON HEARST SOCIAL HALL

Currently, visitor registration and the majority of the concessionaire's administrative staff are housed within the Phoebe Apperson Hearst Social Hall located within the park's Historic Core. The presence of these activities prevents the building from being fully used in accordance with its traditional and intended use as a social meeting area for visitors and limited administration. Furthermore, the current location for visitor registration is a primary factor contributing to the adverse traffic and circulation conditions within the Historic Core.

Removal of registration and administrative functions from the Phoebe Apperson Hearst Social Hall could have numerous positive results for Asilomar. These could include a major reduction in vehicles in the historic core, possible consolidation of DPR and concessionaire administrative functions (and possible other park operations/functions), enhanced visitor facilities and interpretative opportunities within the historic core and improved utilization of Phoebe Apperson Hearst Social Hall.

ENHANCEMENT OF ASILOMAR'S SPIRIT OF PLACE

Other opportunities exist for protecting and enhancing Asilomar's sense of place in addition to those discussed above associated with relocation of the concessionaire maintenance facilities and registration/administrative offices. Forest restoration around buildings and other site enhancements would improve the spirit of place at Asilomar.

Changes to the current traffic circulation system on the Asilomar conference grounds could foster a more pedestrian friendly and campus like environment, would improve its learning environment and could have a positive influence on the naturalistic character of Asilomar for park visitors.

CHAPTER 3
THE PLAN

INTRODUCTION

The purpose of The Plan section is to portray the park's desired resource and visitor experience conditions, and to provide goals and guidelines that will direct future management efforts toward achieving those desired conditions. The Plan section, however, does not designate detailed facilities with specific size, design, and locations. During the expected life of this General Plan, it is recognized that new technologies, different recreational needs, and new opportunities may arise that cannot be foreseen as of the writing of this document. Therefore, different methods can be used in the future to achieve the desired conditions within the parameters provided by this General Plan. This Plan section includes the Declaration of Purpose and Unit Vision, which sets the purpose for park management and the image(s) of what the park could ultimately be like in the future. This section includes a discussion of carrying capacity and allowable use intensities designated for the park.

A further discussion of Management Zoning is also provided, including significant values and constraints, management approaches, and management objectives. Parkwide area goals and guidelines are prescribed which state the management intentions and provide general guidance supportive of the park's natural, cultural, scenic, and recreational resources. Collectively, the contents of The Plan section provide direction for the future management, development and use of the Asilomar State Beach and Conference Grounds.

The following plan is designed to direct future activities solely on lands owned by DPR. No portion of this Plan is intended to direct management of private or other public properties adjoining or near the park, or agencies. However, DPR will use the Plan in future decision-making on its relationships with other agencies.

UNIT PURPOSE AND VISION

DPR will continue to operate its world renowned Asilomar State Beach and Conference Grounds. In addition to serving nearly 190,000 conference ground visitors and approximately 390,000 visitors at Asilomar Beach annually, the park includes historic buildings, scenic vistas, open space and natural areas. Protection and preservation are necessary to sustain and enhance the park's

natural state and its enjoyment by visitors. Most importantly, adoption and implementation of this plan will ensure that Asilomar maintains its unique character.

In order for DPR to effectively manage future visitation and resource needs, future management actions should increase the compatibility between park development, visitor impacts, and the protection of natural and cultural resources. In achieving this balance, the park will be a setting that provides for a range of recreational activities. Achieving compatibility between park uses and resource protection will require public appreciation of the park's inherent resources. Interpretation of cultural and natural resources will guide the acts of preservation and protection. Appropriate public facilities will, whenever possible, be incorporated into the setting, remaining unobtrusive, low impact, and respectful of the park's scenic characteristics, natural and cultural resource values, its existing facilities, scenic vistas and surrounding area.

Coordination and collaboration between DPR and other agencies, groups and individuals who support the park and regional planning efforts will enable better identification and management of resources both within the park and outside the park boundaries. These working relationships can also create other avenues for public education and responsibility.

DECLARATION OF PURPOSE

The Declaration of Purpose is the "mission statement" for each unit of the State park system. It is the general guiding statement that provides direction for the development of the General Plan. When the California Park and Recreation Commission approved the 1975 General Plan for Asilomar Beach and Conference Grounds, the following declaration of purpose was formally adopted for the unit:

> *Asilomar State Beach is established to perpetuate in an essentially natural condition, and to make available to the people, the spectacularly beautiful coastline, dunes, and coastal forests of the Monterey, and to provide for their enjoyment in ways that will not significantly detract from the natural scenic grandeur of the area; and in addition, to protect the environment of the Asilomar Conference Grounds, and the surrounding dunes and forest for which the location has long been famous.*

A new Declaration of Purpose for Asilomar has been developed that also recognizes the park's cultural and social values. The proposed new Declaration of Purpose for Asilomar is stated below:

> *Asilomar State Beach and Conference Grounds is established to protect and perpetuate and to make available to the people of California, the*

spectacularly beautiful coastline, dunes, and coastal forests of the Monterey Peninsula; the architecture of Julia Morgan and others, both within and outside of the historic campus core; and the social history of the original development of Asilomar and its continuation in the conference grounds theme and function.

The California Department of Parks and Recreation shall define and execute a program of management to perpetuate and preserve the unit's declared values, and provide facilities and interpretation that makes these values available in a manner consistent with their perpetuation.

UNIT VISION

Asilomar State Beach and Conference Grounds will retain its rustic aesthetic and spectacular natural and scenic beauty. The coastal dunes vegetation community will continue its recovery and the conference facilities will continue to operate in a manner that maintains its unique spirit of place as "a refuge by the sea." Historic sites within the park will be protected and interpreted. The Monterey pine forest will gradually recover as it is rejuvenated by younger trees unthreatened by Pitch Canker or other diseases.

Future development and management will perpetuate a sense of arrival and a retreat environment separated from vehicles and immersed in a quality of social and natural experiences. The park's entrance will be designed to create a welcoming and appropriate sense of entering a special place. Visitors arriving by their own private vehicles will be directed to a registration and administrative center where they will have an opportunity to orient themselves to their accommodations, their conference program and the park's facilities and resources. Throughout a visitor's stay at the park, the registration center will be the principal destination for most of their information or other needs. After checking in, visitors will drive to their accommodations to settle into their lodging quarters and then park their personal vehicles for the remainder of their stay.

Visitors will spend the majority of their time at Asilomar State Beach and Conference Grounds within a tranquil and more naturalistic atmosphere that is both restful and conducive to their learning experience. As they enjoy and live amongst the park's historical buildings and Monterey pine forest, visitors will be able to feel a sense of timeless connectedness with Asilomar's unique history. Walking within the conference grounds, visitors will rarely see vehicles or the concessionaire's support activities. Visitors wanting to socialize can go to the Phoebe Apperson Hearst Social Hall to meet and talk with other visitors and to visit the park's visitor center where they will be provided information about the park's special natural and cultural resource. Those wishing for solitude or to enjoy the park's natural and cultural resources can stroll within the conference

grounds or take the boardwalk across the dunes to the beach (North Moss Beach).

For the concessionaire and DPR staff, new administrative and maintenance facilities will improve their abilities to manage the park effectively and efficiently, while providing improved service to visitors. Improved kitchen and other support facilities will enable the concessionaire to provide a high quality of service at a price that will continue to be affordable for its traditional conference clientele of non-profit groups and organizations. Consolidation and or removal of previously under-used meeting facilities and the development of a new mid-size and flexible use meeting room facilities will enable Asilomar to better serve groups varying in size and needs.

Opportunities for partnerships, joint interpretation, and research will be encouraged with other agencies and organizations. Where feasible, trails and parking for improved accessibility will be developed. Access to vista points and other points of interest will be maintained. Interpretation of the park's natural and cultural resources will be an integral part of the future park improvements.

Sensitive plant and animal communities and habitats will be protected, as well as the sense of remoteness and solitude unique to the area. Watershed and coastal protection will remain a priority. Biological corridors will be maintained and enhanced, as will regional trail connections.

GENERAL UNIT MANAGEMENT GOALS AND GUIDELINES

UNIT CLASSIFICATION

Classification establishes broad management guidelines and direction for public use of park units. It provides certain resource protections under the California Public Resources Code (PRC 5019.50), California Parks and Recreation Commission policies, and DPR Resource Management Directives. Asilomar State Beach was acquired by the State of California from 1949 to 1954 and the Conference Grounds were dedicated as a unit of the State Park System in July 1956. The park is one of 277 units of California's State Park System. As defined by the Public Resources Code (PRC), division 5, Chapter 1, Article 1.7, Section 5019.56(c), which includes references pertinent to plan formulation for resource management and recreation development:

> *"State beaches, consisting of areas with frontage on the ocean, or bays designed to provide swimming, boating, fishing, and other beach-oriented recreational activities. Coastal areas containing ecological, geological, scenic, or cultural resources of significant value shall be preserved within state wilderness, state reserves, state parks, or natural or cultural preserves."*

RESOURCE MANAGEMENT ZONING

This section defines a management zone for the park. The management zone for this General Plan was based on evaluation of Asilomar State Beach and Conference Grounds' natural, cultural, and recreational features.

A management zone is not a land-use designation but a set of specific management strategies to steer the development of visitor experiences, facilities, and resource management. Management zoning is applied to a geographical area for which guidelines or prescriptions have been developed to determine what can and cannot occur in terms of resource management, visitor use, access, facilities or development, and operations. The management zone has a unique combination of resource and social conditions, and a consistent management prescription. Different actions will be taken in different areas with regard to the type and levels of use and facilities.

The management zone for Asilomar is a Resource Protection Management Zone. This zone emphasizes protection and enhancement of natural and cultural resources, while providing for diverse recreational opportunities. The developed areas encourage concentration of higher-impact activities in areas better able to withstand heavy use and at locations that are already developed, enabling better protection of resources in more sensitive areas.

The management zone prescription lists typical activities and allowed facilities. This list is not exhaustive. When determining whether a specific use or facility is appropriate to a management zone, park managers should consider the general character of development and desired resource and visitor experience conditions described for that area.

Management zoning generally allows for the repair, maintenance, and reconstruction of established facilities (such as structures, utilities, roads, and bridges) unless specifically noted. The Resource Protection Management Zone also allows for scientific research and monitoring activities, particularly related to the analysis for park management.

RESOURCE PROTECTION MANAGEMENT ZONE

The Resource Protection Management Zone applies to the entirety of Asilomar State Beach and Conference Grounds (Figure 3-1). This management zone can support a range of use and active recreational opportunities such as picnicking and bicycling, which would contribute to the diversity of experiences. Visitors may expect moderate to high numbers of encounters with other users and crowding on peak days when large groups use some areas. The overall management objectives for the Resource Protection Management Zone are as follows:

- Manage for protection of resources;
- Manage for ecosystem integrity;
- Preserve natural biodiversity;
- Allow natural processes to prevail;
- Mitigate, reduce, or eliminate human-caused impacts;
- Manage for a high-quality and naturalistic visitor experience; and,
- Protect all resource values (ecological, geological, scientific, educational, scenic, or historical in nature).
- Provide appropriate conference grounds, education, and operation-related facilities for visitors, DPR, and the concessionaire that emphasize this site's history, tradition, and the natural environment;
- Improve parking and circulation;
- Provide opportunities for varied levels of recreational use;
- Provide quality interpretive and educational programs;
- Manage for the protection and maintenance of the historic core of Julia Morgan and John Carl Warnecke structures as well as other cultural resources, including historical and archeological sites; and,
- Manage major attraction areas to allow visitors to enjoy natural and cultural resources with minimal environmental damage.
- Protect forest from adverse impacts resulting from operation and maintenance of the conference grounds.

The Resource Protection Management Zone will be managed to preserve and protect sensitive plant and animal species and their supporting habitats, as well as to protect the movement of plants and animals within the park. The Resource Protection Management Zone will be managed with low tolerance for resource degradation from visitor use, and management action could be taken to change visitor use patterns if such degradation occurred.

To protect and enhance cultural and natural resources, more extensive resource protection measures may be needed to direct visitor use away from sensitive resources. Examples include boardwalks adjacent to sensitive habitats or fencing to prevent trampling and overuse. Cultural resource protection activities for culturally significant properties may include: preservation of the property's historic character (i.e. retention of its distinctive materials, features and other characteristics); recognition of the property as a physical record of its time, place and uses; use of the property as it was historically; or, adaptive reuse, maximizing the retention of historic character. Any necessary repair or conservation work will be physically and visually compatible, identifiable and documented

Activities – The following activities would be typical in this zone:

- Walking, bicycling, swimming;
- Photography, painting and nature study;
- Interpretive programs.

- Conference attendance;
- Lodging; and,
- Picnicking and social gathering.

Facilities – The following are examples of facilities that would be allowed in this zone:

- Vehicular roads or trails (where they do not adversely affect resources);
- Boardwalks, fencing, footbridges, and other features to direct travel appropriately to avoid sensitive resources;
- Day use parking (where it does not adversely affect resources);
- Bridges necessary for access, improved circulation, safety, and/or resource protection.
- Turnouts for parking or scenic lookouts;
- Appropriate visitor amenities (e.g., drinking water, comfort stations, rest areas, etc.);
- Conference and educational facilities;
- Lodging facilities;
- Food services;
- Administrative facilities;
- Picnic facilities;
- Historic features;
- Interpretive and visitor centers;
- Other support facilities (including housekeeping and maintenance);
- Directional and regulatory signs, and safety signs;
- Interpretive signs to protect natural or cultural resources or to promote understanding of natural and cultural resources;
- Fences, boardwalks, walls, signs, and other features to direct travel appropriately around sensitive resources; and,
- Utilities (wells, utility lines, pump stations, and other facilities where they are screened from view).

RESOURCE MANAGEMENT GOALS AND GUIDELINES

Presented below are general goals and guidelines that are unit-wide in their application. Goals are broad statements of desired outcomes – for example, “maintain ecosystem health and productivity” or “promote community stability.” Guidelines describe the physical, natural, social condition or degree of function a resource must meet in order to sustain certain principals, or they provide more specific direction for interpreting the goal – for example, land, health, or water quality standards.

The following are unit-wide goals and management guidelines to perpetuate the park’s important resource values. These goals state general resource management intentions and provide general guidance supportive of the park’s natural resources.

OVERALL UNIT GOALS

Goal: Maintain regional cooperation between DPR and other agencies to protect significant natural, cultural, scientific, and recreational values within the park and the local area.

Guidelines

OVE-1 DPR should work with the city of Pacific Grove, Monterey County and other appropriate agencies (such as the CDFG and U.S. Fish and Wildlife service), private owners and other organizations to ensure that preserves, wildlife habitats, and natural processes of mutual interest are effectively managed at a regional level. Cooperative agreements, memoranda of understanding, and other instruments should be used when possible.

LAND USE AND PARK RESOURCES

This General Plan has been designed to protect significant natural and social resources, including but not limited to existing native vegetation and sensitive plant communities, sensitive wildlife species, geologic resources, and aesthetic resources and the relationships that bind resources into one system.

Goal: Identify, protect, preserve and interpret significant park resources when designing, constructing and operating area- and site-specific projects.

Guidelines

LU-1 Survey and review areas of potential impacts as part of the planning and design process for area- and site-specific projects and management plans. Employ appropriate personnel and responsible agencies, in accordance with CEQA prior to site-specific development. Follow all relevant laws and regulations, as appropriate. Project-level environmental review may tier off of the EIR prepared for the General Plan.

LU-2 Site and design new facilities to consider together all significant resources and potential development constraints; avoiding degradation of parkwide sensitive habitat and areas of known special-status species, scenic resources, and other park resources, and avoiding placement of facilities in areas with potential hazardous materials contamination, areas with potential for erosional impact, etc.

LU-3 Utilize GIS developed during the general planning process to continue to evaluate relationships between different resource systems, track

resource management activities, evaluate progress towards individual resource goals, and provide a baseline for educational purposes.

LU-4 To the extent feasible, maintain a cumulative list and GIS database of biological species and other resources in the park. Update the resources inventory provided in the Existing Conditions chapter of the General Plan, and associated GIS database with species observed and other park resources during surveys conducted for area- or site-specific planning or other observations by park personnel or other qualified observers over time.

LU-5 To the extent feasible, conduct additional surveys to identify resources in areas of the park that have not been surveyed.

Buffers, such as dedicated open space, are areas that lie between the park's boundary and adjacent developments and serve to protect the park's resources. Land uses outside park boundaries can negatively impact parklands with visual and audible intrusions, exotic plant infestations, excessive and destructive winds, chemical pollution, competition and predation from exotic pets, wildfire, artificial light, noise, and loss of foraging or nesting habitat.

Goal: Establish, maintain, and preserve buffers around existing significant park resources.

Guidelines

LU-6 Establish and maintain cooperative working relationships with local jurisdictions responsible for zoning and land use management of adjacent properties.

LU-7 Seek cooperative agreements or conservation easements with adjacent landowners, neighbors, and local jurisdictions to provide for needed buffers adjacent to existing park resources.

Goal: Evaluate the need for classifying the main dunes system between Sunset Drive and the conference grounds as a Natural Preserve.

Guidelines

LU-8 To protect and enhance the outstanding natural values as associated with Asilomar's sand dunes, designate the main dunes system west of the conference grounds to Sunset Drive, approximately 24 acres, as a Natural Preserve.

LU-9 Recreational activities associated with this unit will be limited to designated dune boardwalks.

LU-10 A utility easement should be excluded from the Natural Preserve.

NATURAL RESOURCES

HYDROLOGY

Goal: Protect and enhance water quality in the Asilomar State Beach and Conference Grounds area, including Majella Slough, Monterey Bay, and the Pacific Ocean.

Guidelines

HYD-1 To the extent feasible, identify existing and potential sources of pollution/sedimentation in the park, such as aging wastewater system pipelines. Take appropriate, source-specific abatement actions and implement best management practices to correct these existing and potential sources of pollution and sedimentation. Monitor and evaluate the effectiveness of the actions and make any necessary changes based on the evaluation.

HYD-2 Minimize deposition and discharge of sediment, debris, waste, and other pollutants into surface water runoff, receiving water bodies, and groundwater.

HYD-3 Use water effectively and reduce water demand by:

- Requiring water conserving design and equipment in new facilities
- Encouraging water conserving landscaping and other conservation measures
- Encouraging water conserving devices
- Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible
- Limiting impervious surfaces to minimize runoff; consider the use of permeable materials during the design of new or expanded roadways, parking lots, and trails

HYD-4 Design, construct, and maintain buildings, roads, and other facilities using best management practices for erosion control and surface runoff to minimize sediment and other pollutants in stormwater flows. Develop appropriate National Pollutant Discharge Elimination System permits and other environmental compliance, providing the environmental evaluation and mitigation measures necessary to avoid, reduce or minimize potentially significant impacts to water quality.

HYD-5 Minimize operational use of oils, lubricants, solvents, and other chemicals/hazardous materials to the maximum extent feasible. Minimize the amount of chemical pesticides used for restoration activities, without requiring the addition of other more intensive restoration processes. Minimize the amount of chemicals/hazardous materials stored on site to the extent feasible, and ensure that all storage containers and hazardous materials practices meet federal, state, and local regulatory requirements.

HYD-5 Develop an interpretive program that educates the park visitors on ways to improve and maintain water quality.

GEOLOGIC HAZARDS

Goal: Improve protection of Asilomar State Beach and Conference Grounds' facilities, infrastructure and visitors from future geologic hazards.

Guidelines

GEO-1 A geologist should be consulted on the siting and design of permanent structures, and detailed site investigations and soil testing should be conducted before the construction of major public projects to evaluate potential future geologic hazards.

GEO-2 New structures with high visitor use should be designed to withstand potential liquefaction.

GEO-3 A zone of exclusion should be established to include the base, face and top of all bluffs extending inland to a plane formed by a 45-degree angle from the horizontal at the base of the bluff. No new structures should be constructed within this zone. A zone within which geological stability must be demonstrated should be established in the park extending inland from the zone of exclusion to the intersection of the ground surface with a plane inclined 20 degrees from the horizontal to the toe of the bluff.

GEO-4 Implement DPR's coastal erosion management policies in coordination with the City of Pacific Grove to manage coastal erosion along Sunset Drive particularly where ongoing coastal erosion may be expected to threaten the roadway.

SEISMIC HAZARDS

Goal: Improve protection of Asilomar State Beach and Conference Grounds' facilities and visitors from future seismic hazards.

Guidelines

GEO-5 A geologist should be consulted on the siting and design of permanent structures, and detailed site investigations and soil testing should be conducted to evaluate potential future geologic hazards before the construction of major public projects.

GEO-6 All potential new permanent structures should be constructed in coastal areas lying approximately 20 feet above mean sea level.

BIOTIC RESOURCES

PLANTS

Goal: Prepare and implement a vegetation restoration and management program for Asilomar State Beach and Conference Grounds.

Guidelines

BIO-1 DPR should implement a vegetation restoration and management program for Asilomar State Beach and Conference Grounds. The program should be formulated and described through the preparation of two resource management plans – a Forest Management Plan and a Dunes Management Plan. The objectives of the program should be to (1) protect, perpetuate, and enhance where identified, native plant communities to natural conditions; (2) manage landscaping plant material in developed areas; (3) control and remove non-native, invasive species; (4) control and minimize human impacts, and; (5) provide ongoing resource monitoring and maintenance. Each task should be specifically addressed in the plans. The plans should include the following objectives:

- Identify management units (these may include more than one plant community).
- Evaluate current conditions, disturbance factors, and successional patterns.
- Estimate pre-Euro-American era conditions or desired historic setting.
- Establish site-specific and quantifiable vegetation goals for each management unit.

- Analyze landscape level patterns and their implications for wildlife habitat in the park and in adjacent lands.
- Evaluate and prioritize restoration opportunities for all management units based on the rarity, present condition, level of threat, and feasibility of restoration for each of the management unit's plant communities.
- Establish management actions for each management unit that consider management needs, treatment costs, appropriate technology and techniques, and alternatives.
- Describe a monitoring and evaluation program that quantifies management effects, and serves to guide adjustments to the plan.

BIO-2 All components of the vegetation restoration and management program plans need not be completed before specific projects in individual management units are implemented; however, applicable components for each management objective must be completed prior to commencing work.

Goal: Manage plant material in developed areas of the conference grounds to create a natural but aesthetically attractive landscape.

Guidelines

BIO-3 Landscaping in developed areas of the conference grounds should consist of species indigenous to the park. Other California native species may be used, as well, provided they meet criteria listed below.

- Landscaping will be confined to building entry areas and courtyards (the space in the interior of the building complexes) that are defined or bordered by distinct architectural features, such as retaining or landscape walls, terraces, and planters.
- Non-local California native species may be used for landscaping provided they are not capable of naturalizing into the native habitats or hybridizing with local native species.
- Irrigation systems, soil amendments, and fertilizer may be used to maintain landscaping in developed areas.

Goal: Develop and implement a long-term invasive plant species management program.

Guidelines

BIO-4 DPR should pursue a long-range objective of reducing non-native, invasive plant species established in the park that are not identified as

part of a historic landscape. The highest priority for control efforts should be given to those species most invasive and conspicuous in the park.

Goal: Restore, protect, and maintain special status plant species and their habitat through active resource management programs.

Guidelines

BIO-5 Special status plant species in Asilomar State Beach and Conference Grounds should be protected and managed for their perpetuation in accordance with state law (Fish and Game Code, Division 2, Chapter 10, Section 1900). Management plans should be developed for all special plant species found in the park. All populations found should be mapped, and routinely monitored.

BIO-6 Prior to any site-specific development, maintenance projects, heavy use activities, or prescribed burns, additional surveys for special status plants should be conducted during the period of identification in the areas that would be affected.

BIO-7 Consultations with the U.S. Fish and Wildlife Service (USFWS) and with the California Department of Fish and Game (CDFG), will be conducted in accordance with applicable regulations.

BIO-8 Location of park facilities, buildings, trailheads, footpaths, service and shuttle roads and any other necessary facilities should be designed and sited to avoid sensitive plant and wildlife areas and to protect natural habitat.

Goal: Maintain and enhance the movement of native wildlife and vegetation through the park and regional ecosystem.

Guidelines

BIO-9 Biocorridors should be recognized when sufficient information indicates the importance or necessity of these connections for the exchange of plants and animals between the park and other wildlife areas. The adequacy and effectiveness of these habitat linkages should be monitored by documentation of the presence, distribution, movement, and habitat associations of the representative species using them.

BIO-10 Consider the creation of a biocorridor connecting Asilomar State Beach and Conference Grounds with the Pinos Point Lighthouse Reservation.

ANIMALS

Goal: Restore, protect, and maintain special status wildlife species and their habitat through active resource management programs.

Guidelines

BIO-11 Threatened, endangered, and candidate wildlife species in the park should be high management priority, and these species should be protected and managed for their perpetuation in accordance with state and federal law. Specific management programs should be developed, when appropriate, for animal species identified as special status animals. Management should focus on the identification and protection of critical habitat, and specific habitat management guidelines may be incorporated into the vegetation restoration and management program for the park.

BIO-12 Population characteristics of special status animal species should be monitored in the park. Observations of these species, active reproductive areas, and other important habitat resources for these species should be documented. Information on locations of special species should not be generally available to the public. Programs or projects undertaken in the park should be planned and designed so that special status wildlife will not be adversely affected.

BIO-13 All known or potential habitat for sensitive, rare, threatened or endangered species will be evaluated prior to implementing actions that may affect the species or their habitat. Consultations with the U.S. Fish and Wildlife Service (USFWS) and with the California Department of Fish and Game (CDFG) will be conducted in accordance with applicable regulations.

BIO-14 Location of park facilities, buildings, trailheads, footpaths, service and shuttle roads and any other necessary facilities will be designed and sited to avoid sensitive plant and wildlife areas and to protect natural habitat.

Goal: Develop and implement a long-term non-native and feral wildlife species management program.

Guidelines

BIO-15 DPR’s objective is to eradicate or control non-native and feral animals in units of the State Park System and to regulate, when feasible and warranted to the extent that no broad-scale ecological damages are induced, native wildlife species that are injurious to humans, indigenous wildlife, or native plant communities.

BIO-16 To the extent feasible, DPR should implement the following measures to reduce further displacement of native breeding birds by house sparrows and other avian pests, and allow establishment of native avian species from the nearby forest.

- Review sanitation policies and procedures. Food waste should be stored in closed containers and the surroundings should be routinely cleared of food scraps within heavy-use areas along the dune forest edge with the objective of reducing deer nuisance browsing.
- Educate conference attendees and the general public on the dangers of intentional or unintentional feeding of park wildlife, and on inadvertent harassment through observation or pursue. Post signs about the inadvisability of feeding animals.
- Remove non-native species.
- Use nest boxes for native birds.
- Remove nests of nuisance birds.
- Trap House Sparrow and European Starling species.
- Restore native plant habitat.

Goal: Coordinate efforts for stranded marine mammals.

Guidelines

BIO-17 If a visitor brings an animal to the park office, the visitor should be instructed in the proper procedures.

BIO-18 All stranded marine mammals, particularly if the animal is a whale or a dolphin, is obviously injured, or does not leave within a reasonable amount of time, should be reported to the NOAA Fisheries (National Marine Fisheries Service). Because not all situations are alike, the approach toward a stranded marine mammal should depend on the discretion of the park ranger or resource specialist.

Goal: Protect marine ecosystems.

Guidelines

BIO-19 To the extent consistent with the jurisdiction vested in DPR, intertidal and subtidal marine resources located immediately adjacent to the terrestrial environs of Asilomar State Beach and Conference Grounds should be considered and protected in perpetuity as a resource of public importance. Marine ecosystem management should include protection of intertidal habitats. Marine resources management

activities should include enforcement of applicable regulations concerning extraction of marine resources, and should stress informing the public of existing state and federal laws.

BIO-20 Recreational uses in the underwater environment at the park should be consistent with preservation of resource values. If public use of the park results in a significant adverse impact on the marine resources, these areas may be closed temporarily in order to implement rehabilitation efforts. The marine ecosystem adjacent to Asilomar is part of the Pacific Grove Marine Refuge. Laws protecting The Pacific Grove Marine Refuge, particularly the portion adjacent to Asilomar, should be reviewed to assure consistency throughout the refuge.

HABITAT AND VEGETATION

Goal: Protect, maintain and preserve wetland and riparian systems.

Guidelines

BIO-21 DPR's objective is to maintain, preserve, and protect the Majella Creek riparian system from the potential deleterious effects of adjacent land uses. In order to protect aquatic resources and wetland values, DPR should conduct water quality testing of Majella Creek and determine the source of any potential contaminants. If water quality problems are identified, DPR should develop solutions to the contamination problem.

Goal: Protect, maintain and improve the health of the natural forest environment.

Guidelines

BIO-22 DPR should prepare and implement a Forest Management Plan that aims to achieve the following goals:

- Manage stands of trees to re-establish pre-European forest condition.
- Establish and maintain a diversity of stand structures and average stand ages.
- Control tree damage caused by mechanical injury, disease, insects and wind, to maintain high levels of vigor and forest health.
- Maintain forest stands that function as important wind breaks and visual screens.
- Preserve and restore native understory vegetation.

- Preserve and enhance wildlife habitat and diversity.
- Minimize tree and fire hazard conditions that threaten human safety or property.

BIO-23 Reforestation of undeveloped areas should be considered to create more continuous forest canopy – especially for previously developed areas that have been restored as open space as a result of facility consolidation (e.g. State Park Offices).

Goal: Provide appropriate open space buffers and park facilities.

Guidelines

BIO-24 Open space buffers of natural habitat will be maintained to provide an overall planted park atmosphere between park facilities, including buildings, parking areas, road and paths.

Goal: Accommodate appropriate passive recreational public uses of the dunes, shorelines and other natural areas within the park.

Guidelines

BIO-25 Footpaths and boardwalks should provide limited access to representative natural areas in the park. The footpaths are intended to be a minimum width and should utilize low impact construction materials and methods to protect habitat areas. New footpaths should be ADA compliant.

Goal: Provide adequate fire suppression and prevention consistent with Asilomar's wildfire management plan.

Guidelines

BIO-26 A wildfire management plan was prepared for Asilomar in 1989 by DPR in cooperation with the responsible fire control agencies that addresses wildfire prevention, pre-suppression, and suppression. The plan includes prevention measures; criteria, standards, and location of fire access roads and fire protection facilities; visitor evacuation routes; and acceptable fire suppression procedures. The plan should be periodically updated to incorporate new policies and information.

BIO-27 The wildfire management plan should be consistent with primary park resource values and major park objectives. Suppression methods should be those that cause the least resource damage commensurate with effective control.

BIO-28 Where necessary, controlled burns may be used on a limited basis to eradicate and control non-native plant species and to encourage native plant regeneration.

CULTURAL RESOURCES

HISTORIC RESOURCES

Goal: Preserve, enhance and restore the existing Asilomar Conference Grounds Historic Landscape including its historic buildings and structures.

Guidelines

CUL-1 Historic structure reports (HSRs) have been completed for five of the eleven Julia Morgan structures. HSRs should be prepared for all of the historic structures at Asilomar including the buildings designed by John Warneke.

The park should be managed in accordance with the following Federal standards as well as those outlined in the individual Historic Structure Reports already compiled and those that are to be prepared for all of the designated historic properties of Asilomar.

An individual Historic Structure Report is required for each designated historic building including consideration of its historic landscape setting. An overall historic landcape study of the entire park is necessary to identify the character defining features of the entirety.

The Secretary of the Interior's Standards for Rehabilitation (36 CFR Part 67) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

In accordance with federal standards, the following guidelines should be followed for the treatment of historic properties, preservation, containing standards for preservation, rehabilitation, restoration, and reconstruction of cultural resources at Asilomar Beach and Conference Grounds. These standards should be applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

CUL-2 A property should be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

CUL-3 The historic character of a property should be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property should be avoided.

CUL-4 Each property should be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, should not be undertaken.

CUL-5 Most properties change over time; those changes that have acquired historic significance in their own right should be retained and preserved.

CUL-6 Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property should be preserved.

CUL-7 Deteriorated historic features should be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features should be substantiated by documentary, physical, or pictorial evidence.

CUL-8 Chemical or physical treatments, such as sandblasting, that cause damage to historic materials should not be used. The surface cleaning of structures, if appropriate, should be undertaken using the gentlest means possible.

CUL-9 The park will be managed for the protection of cultural resources. More specifically, cultural resources should be protected against damaging or degrading influences, including deterioration or adverse modification of their environments.

CUL-10 New additions, exterior alterations, or related new construction should not destroy historic materials that characterize the property. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

CUL-11 New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

CUL-12 DPR should strive to minimize the visual impacts of intrusions in the Primary Historic Zone. The original landscape should be restored to a historic appearance to the greatest degree feasible while providing for visitor comfort and safety.

CUL-13 Improve Crocker Hall kitchen facilities and loading dock. Revise the Historic Structure Report for the Crocker Dining Hall to include the portion of the building designed by John Carl Warnecke before making any improvements or changes thereto.

ARCHAEOLOGICAL RESOURCES

Goal: Preserve and continue to evaluate the archaeological significance of the area.

Guidelines

CUL-14 : An archaeological site management plan will be developed for the coastal sites, including monitoring of site damages especially due to coastal erosion, evaluating the integrity and significance of these site deposits, and data recovery of significant deposits should loss of the site become inevitable.

CUL-15 : Significant archeological resources potentially affected by a project should be protected and preserved. If such resources must be disturbed, mitigation measures should be designed and implemented.

CUL-16: Before implementation of surface-disturbing projects, including those involved with dune restoration activities, the proposed project's Area of Potential Effect (APE) will be inventoried and evaluated for cultural resources by qualified personnel prior to undertaking any restoration, reconstruction or development activity. Consultation will be conducted with the State Historic Preservation Officer (SHPO), the Native American Heritage Commission (NAHC), and the Advisory Council on Historic Preservation (ACHP), as necessary.

SOCIAL RESOURCES

AESTHETIC RESOURCES

Goal: Protect scenic features from man-made intrusions and preserve the visitor's experience of the natural landscape by minimizing adverse impacts to aesthetic resources.

Guidelines

AES-1 Park facilities should visually integrate into the environment through the use of appropriate siting techniques, building forms, scale, materials, and colors. DPR should work with adjoining jurisdictions regarding land use and development within the Asilomar Beach and Conference Grounds' viewshed that may affect the park and its scenic resources.

AES-2 Park management should place a strong emphasis on consistency with the overall park vision and design elements and should implement consistent design principles in all aspects of park management and development. Aesthetic considerations should be integral to the design and siting of park components, buildings and facilities. The design of fencing, lighting, roads, signage and other park infrastructure should also be consistent with the overall park aesthetic image and with the park vision and recreational, educational, and environmental objectives.

AES-3 Planning of future facilities and redevelopment should enhance the site's existing "rustic aesthetic" character, reduce the development footprint, and provide for a pedestrian campus as originally intended.

RECREATIONAL USES

Goal: Provide for appropriate, sustainable visitor uses of the park and at the same time protect park resources.

Guidelines

REC-1 Recreational uses should satisfy both user needs and resource protection requirements and for the most part be compatible with other visitor experiences. Recreational offerings should be manageable with existing park staff or volunteers, and be offered only where there is adequate, safe access to the activity areas.

REC-2 Unauthorized uses of the park should be discouraged. Coordination with local, state and federal law enforcement agencies will be increased to improve security within the park.

REC-3 It is a primary responsibility of The Plan to evaluate the ability of park environments to withstand the impact of visitor use. Developments in any area of the park should not be of such capacity, nor of such intensity that significant ecological damage or deterioration of any environmental factor might reasonably be expected to occur.

REC-4 Future use of the Phoebe Apperson Hearst Social Hall should be primarily for social uses in accordance with one of the original intended and past uses of the building. The facility may be also used as a visitor's center, location for a gift store, coffee bar and for interpretative displays. The Phoebe Apperson Hearst Social Hall may also be used occasionally as a meeting space for public and community events. As future visitor needs may change over time, future facility use may correspondingly change.

Goal: Provide appropriate access and opportunities for the visiting public to enjoy the park, while not degrading the natural/cultural features and ecological processes.

Guidelines

REC-5 Trails should provide for public access within the park and to adjacent regional trail systems, with priority for achieving park-wide resource management goals and objectives. DPR will support regional trail objectives, coordinate with other land management agencies in the vicinity to evaluate and monitor resource conditions and share information to develop open space management programs and multiple use trail plans on a regional scale.

REC-6 Future trails planning and construction will incorporate DPR's specifications and policies concerning trail construction and maintenance.

REC-7 Development of public access should be consistent with the Americans with Disabilities Act (ADA). All possible opportunities for ADA trails should be examined and given a high priority.

REC-8 Accessible public access should be a primary consideration for all park design and should take into consideration coordination with public transit, on-site and off-site parking, and connections to local parks, greenways, trails and trailheads. Pedestrian and bicycle access at key public access points should be a top priority, and all trails, trailheads, greenways, park entrances, park facilities and parking should incorporate pedestrian and bicycle needs. All park sites should be managed to maximize non-vehicular access, and safe and accessible connections to trails should be emphasized.

REC-9 All trail/path development will be done to comply with the ADA requirements, where feasible, provided significant adverse impacts to scenic, natural and cultural resource values are avoided or minimized.

REC-10 Accessible footpaths and boardwalks will provide limited access to the natural areas of the park. They are intended to be a minimum width and should use low impact construction materials and methods to protect habitat areas.

REC-11 All signage, including, regulatory, advisory, and interpretive, should comply with the established sign program at Asilomar. Signs throughout the grounds should have consistent design, with limited variation between signs intended for vehicles and those intended only for pedestrians. Circulation could be improved by installing clear signage indicating which parking areas correspond to various conference facilities, as well as indicating exits from the site. The signs should be unobscured by vegetation and easily legible from a moving vehicle, including at night.

OPERATIONS AND FACILITIES

Goal: Reduce existing developed footprint.

Guidelines

OPS-1 Hard surfaces and other development within Asilomar should be reduced when possible. Adaptive reuse of vacated building should be considered to minimize new park development. Unneeded facilities or infrastructure should be removed to enhance Asilomar's cultural and natural values by minimizing visual intrusions and forest fragmentation, and restoring, when possible, the historic landscape. Existing roadways within the historic core should be reduced in width and more naturalistic surface treatments used that satisfy the park's emergency and support access needs, but also enhance Asilomar's sense of place, pedestrian use and historic landscape. Reducing forest fragmentation by reducing the developed footprint will help to improve the longer term health of the forest.

Goal: Develop a new visitor registration and park administration facility.

Guidelines

OPS-2 A new accessible visitor registration facility with administrative offices should be developed at the existing Corporation Yard / Sea Galaxy area. If feasible, existing facilities will be retained until such time as new facilities are developed

OPS-3 The new facility should, if possible, be designed and constructed to adequately house at one location the concessionaire's future visitor registration, administrative and conference registration offices. In addition, office space should also be provided to relocate the current DPR offices within the new administrative facility.

Goal: Develop new operations and maintenance facility.

Guidelines

OPS-4 A new operations and maintenance facility should be developed at the Forest Lodge area or off-site. Existing facilities will continue to be used, if possible, until new facilities are developed.

OPS-5 The new facilities should be designed and constructed to be adequate for the concessionaire's support facilities (operations and maintenance), and DPR's operation and resource support facility requirements. In addition, the new operations facility should also include adequate space for the housekeeping operations and provide additional storage space to meet the concessionaire's storage requirements.

Goal: Develop a mid-sized conference room facility.

Guidelines

OPS-6 Consider development of a mid-sized conference room facility with seating for up to 500 people in the existing Housekeeping building area. The facility should be designed for operational flexibility so that room configurations can be adjusted to serve different group sizes and needs more efficiently than existing meeting facilities.

OPS-7 Development of an additional conference facility should also be used as an opportunity to reuse or remove any of the existing meeting room space that is no longer needed or that is lost as a result of facility redevelopment efforts (such as the proposed construction of a new operations and maintenance complex in the Forest Lodge area). It is intended that no net increase in Asilomar conference grounds' meeting capacity should result from the Plan.

OPS-8 If possible, the new conference room facilities should be operational before the existing meeting facilities are removed from service.

Goal: Maintain current lodging capacity.

Guidelines

OPS-9 Replacement lodging should be developed to replace any lodging units that will be lost from relocation of other park facilities (e.g. lodging units in the Forest Lodge site). If possible, new lodging facilities should be completed and operational before existing lodging units are removed from service. Redeveloped lodging facilities may be constructed at the Housekeeping building and/or Longview sites. In addition, replacement of the existing one-storey lodging at Forest Lodge with two-storey lodging units should also be considered while retaining Asilomar's existing lodging capacity (313 rooms).

Goal: Remodel William Penn Mott, Jr. Training Center.

Guidelines

OPS-10 The current William Penn Mott, Jr. Training Center facilities located in the East Woods complex should be remodeled to improve the building's internal layout and to enhance and maximize the training experience, to ensure continual improvement with technological needs necessary to deliver such training. Such remodeling improvements will be to ensure a maximum learning experience for employees and maximum organizational and support needs of staff.

The suitability of continued future use of the facility as DPR's primary Law Enforcement and Public Safety Academy should also be evaluated and possible off-site relocation of the Academy considered.

Goal: Improve kitchen facilities and loading dock.

Guidelines

OPS-11 The existing kitchen facilities should be remodeled and expanded to improve their operational efficiency and capacity.

OPS-12 Redesign of the loading dock or alternative food delivery methods should be considered to improve operational efficiency.

OPS-13 Circulation changes should be considered to facilitate deliveries and reduce the impact of service vehicle operations on pedestrians.

Goal: Provide adequate public restroom facilities for Asilomar State Beach and Conference Grounds' beach visitors.

Guidelines

OPS-14 DPR in partnership with the City of Pacific Grove should consider possible development of an accessible public restroom facility for beach users. Any developed restroom facility should be located and operated so as to be compatible with DPR's natural resource protection and enhancement goals.

Goal: Support appropriate economic opportunities.

Guidelines

OPS-15 Potential economic opportunities should be coordinated and consistent with approved park uses; should be designed and operated to fit within the park; and, should not intrude upon or detract from visitor enjoyment of park resources. Appropriate park and recreation-related economic opportunities should be balanced with the overall park natural and cultural resource goals and DPR policies.

OPS-16 Future facility development and operational changes should be designed to ensure the continued economic viability of the concession operations. If possible, opportunities for improving the concession operation's efficiency and profitability should be sought as part of the redesign and redevelopment, provided that they are consistent with and do not compromise or negatively impact the park's other management goals.

Goal: Provide appropriate park maintenance.

Guidelines

OPS-17 Park management should place an emphasis on quality and efficiency for park maintenance and operation, and on screening maintenance yards and facilities from view. Maintenance should be managed as an integral part of the park, with the goal of not interfering with park uses. Park service roads and paths should be designed so that maintenance vehicles and equipment can adequately access all visitor-serving use areas and facilities.

Goal: Use principles of sustainability and minimize environmental impacts in the design and implementation of all park facilities.

Guidelines

OPS-18 To the greatest degree possible, structures should be designed and built, and all lands should be managed, to maximize the long-term sustainability of all park resources. Implementation measures may include use of reclaimed water or stormwater captured on-site for all irrigation and other uses, use of drought-resistant vegetation, design of all park facilities using materials that meet high energy efficiency and environmental standards, appropriate siting of facilities to maximize efficient use of park land and resources, recycling of green waste and recycling of other recyclable products and use of solar and other non-fuel dependent energy sources. Sustainability includes emphasizing non-vehicular public access to the park via connections to pedestrian and bicycle trails and to public transit. Sustainability also includes directing revenue from park-related economic uses specifically to park improvements and maintenance.

OPS-19 Planning of future facilities should include effective mitigation measures, including adequate setbacks from adjacent neighborhoods and the use of existing topography, to separate park activities from adjacent residents. Restored ecological areas without recreational access can also serve as buffers between the park and adjacent homes. Lights on buildings, roads and paths and for activities requiring night lighting should utilize efficient, shielded lighting equipment that eliminates light spillage or overflow. Exterior lighting should not be highly visible or obtrusive, particularly to the adjacent neighborhood community. Uses generating high levels of sound should be located far enough from adjacent residential areas to avoid conflicts. New sources of sound should be mitigated to minimize conflicts with surrounding areas.

OPS-20 DPR should explore ways to minimize the impacts from the dynamic training to the other attendees and the neighborhoods, or evaluate opportunities to relocate the Law Enforcement/Public Safety Training Academy.

UNIVERSAL ACCESS

A significant portion of the population of California has some form of disability. This includes a wide range of mobility, hearing, vision and information processing impairments. In addition, nearly one third of the state's population is between 35 and 55 years of age and the majority of the residents near Asilomar are retired over the age of 65. In 20 years this group will be 50% larger and it can be assumed that people with disabilities will increase dramatically during the life of the General Plan.

The Department of Parks and Recreation (DPR) recognizes that universal accessibility and Americans with Disabilities Act compliance at Asilomar State Beach and Conference Grounds be integrated into future planning and embodied in the parks programs, providing visitors, regardless of their abilities, with high-quality recreational opportunities while preserving the integrity of the park's resources.

Goal: Provide universal access to park facilities such as buildings, restrooms, trails, parking, and routes of travel and other common use facilities including recreational opportunities.

Guidelines

ACC-1 Development of all existing and new facilities for public use to comply with Title 24, CCR, Part 3, and California Building Code building construction standards. Develop public access and facilities consistent with Americans with Disabilities Act requirements.

ACC-2 Development of outdoor recreational facilities for public use to comply with the *Federal Guidelines of the Architectural and Transportation Board, Accessibility Guidelines for Recreation Facilities and for Outdoor Developed Areas.*

ACC-3 Asilomar has significant cultural, historic, and natural resources/ facilities that all all our visitors should have the opportunity to enjoy. Accessibility laws, regulations and guidelines, the ADA and California Historic Building Code, work in conjunction with state and federal resource protection laws, to allow these opportunities to happen and to achieve the common goal of protecting the resources and providing access for all. Neither group of laws, regulations or guidelines holds precedence over the other.

ACC-4 If accessibility cannot be accomplished for all park facilities, alternative design and/or technologies should be used when feasible to provide substantially equivalent or greater experience and usability of the facility as part of the same specific project.

TRAFFIC AND CIRCULATION

Goal: Reduce vehicle use within the park with special efforts to reduce non-essential vehicle use within the historic core.

Guidelines

TRA-1 Relocation of the visitor registration location from the Phoebe Apperson Hearst Social Hall is intended to both enhance the visitor registration process and to reduce vehicle use and impacts within the park – particularly within the historic core. Automobile circulation and parking should be concentrated away from the historic core of the park. Additional efforts to reduce vehicle traffic should also be implemented so as to allow for safer and more enjoyable pedestrian circulation and use within other areas of the conference grounds, as well.

TRA-2 Development of a new alternate Northern vehicle entry along Asilomar Avenue should be considered for improving vehicle circulation and pedestrian use of the park. Diversion of vehicle traffic from the current main entry at its intersection with Sinex Avenue would enable that entrance to be used solely by pedestrians and bicyclists, providing a safe connection between the conference grounds' facilities to the east and west of Asilomar Avenue. Changing vehicle access in this way would also reduce vehicle traffic within the historic core.

TRA-3 Relocate the existing Southern entrance on Asilomar Avenue closer to Sunset Drive where it will access the Sea Galaxy parking area. Once visitor registration is relocated to the Sea Galaxy / Corporation Yard area, visitors will first arrive at Asilomar through this entrance. Signage and the entrance should be redeveloped to improve vehicle access, sight lines and enhance visitors' sense of arrival.

TRA-4 Evaluation of an employee shuttle service to reduce parking demand at the park should be performed and implemented, if feasible.

Goal: Increase park-like use and setting of Asilomar Avenue.

Guidelines

TRA-5 DPR should work with Caltrans and the City of Pacific Grove to consider changes to the management and operation of the park and Asilomar Avenue between Sunset Drive and Sinex Avenue that would make the roadway more pedestrian friendly, less visually obtrusive and would enhance the connectedness between the main conference grounds and the park areas east of Asilomar Avenue.

TRA-6 Parking along Asilomar Avenue should be reduced or eliminated to improve the roadway's park-like ambience.

TRA-7 The overhead utility lines on Asilomar Avenue between Sunset Drive and the proposed Northern entrance should be undergrounded.

Goal: Relocate and redevelop parking to accommodate existing parking needs more effectively.

Guidelines

TRA-8 Consolidation and/or relocation of smaller parking facilities should be considered, while recognizing the parking needs for disabled visitors. Relocation of parking should be considered particularly where it conflicts with natural or cultural resources.

TRA-9 Development of additional parking to accommodate current parking needs should be considered. Development of underground parking should be considered at Sea Galaxy and/or Longview.

Reconfiguration of the Surf and Sand parking should also be considered, to increase wider landscape buffer areas between the parking lot and the adjacent buildings, particularly Pirates' Den.

Goal: Improve pedestrian circulation and access.

Guidelines

TRA-10 In addition to using management approaches to enhance pedestrian use within Asilomar (such as reduced vehicle use within the historic core), other efforts should be considered that will assist in restoration of the pedestrian campus setting at Asilomar. Greater separation of pedestrian and vehicle right-of-ways should also be considered, as well as redesign of the current pedestrian circulation for improved access, protection of natural resources and enhancement of Asilomar's sense of place.

TRA-11 A pedestrian crossing should be developed along Asilomar Avenue north-east of Corporation Yard to improve pedestrian circulation between the main conference grounds and the eastern park areas.

EMERGENCY AND PUBLIC SERVICES

Goal: Provide for appropriate public safety and law enforcement.

Guidelines

PUB-1 Public safety services should be coordinated to provide cooperation between state park rangers and all jurisdictions serving the park. All agencies with jurisdiction in the area will need to cooperate to provide the highest quality service to park users.

PUB-2 Consider installation of improved signage and lighting to facilitate night patrols of high-use areas. Fencing of the park perimeter and use of vegetation designed to prevent public access both at the perimeter and in other key areas may be used where necessary. Fire roads and hydrants should be maintained where necessary to facilitate fire protection.

UNITWIDE VISITOR USE & OPPORTUNITIES

UNITWIDE INTERPRETATION

Interpretation and education are based on the premise that knowledge deepens the park experience and provides lasting benefits, not only to individuals but also to society in general. Interpretive themes define the point of view given to the presentation of the park's natural, cultural, aesthetic, and recreational resources. Interpretation and education assist in the preservation of these valuable resources by educating visitors about the impacts that they have on resources and by encouraging respect for those resources.

Asilomar State Beach and Conference Grounds possesses some highly significant cultural and natural features within the urbanized area of Monterey County. This Plan calls for considerable enhancement of the park's existing cultural resources and for sustaining its native wildlife and plant habitat. These efforts should thereby preserve and enhance both the area's cultural and natural character which would also offer important environmental educational opportunities. The park should provide an opportunity to work closely with a variety of educators to enhance instruction in science, history/social science, and other subject areas. The park's cultural and natural history experience could serve as a catalyst to educate new park users to the importance of restoring and preserving the area's cultural resources, natural landscapes and sensitive

features. Through education, increased support for preservation of the state's remaining cultural and natural environments may be achieved.

Specific areas of the park will offer distinct and unique learning opportunities. This Interpretive Element for the General Plan provides an overview of the park's interpretative program by identifying primary themes with appropriate supporting themes and secondary themes. These will be used as a starting point to identify and convey the park's rich interpretive value to visitors.

The interpretative program should recognize, examine or discuss:

- The effect of recent human occupancy on the natural environment;
- The natural history sequence from the ocean to the forest;
- The efforts to restore some of the natural environment in a cultural context;
- The context of the YWCA at the time of initial construction and the vision that sparked it;
- The role of Julia Morgan and her architecture in the larger context of California history and the history of architecture;
- The role of subsequent architects and their impact on the Asilomar scene;
- Asilomar Conference Grounds' role as a retreat and meeting place continuously from the days of the YWCA to the present;
- The ownership history of the park and its impact on the structures;
- The esthetics of architecture and the relationship of the buildings to environment; and,
- DPR's and the concessionaire's operating roles at Asilomar State Beach and Conference Grounds.

The following describes the interpretive goals and guidelines for Asilomar, establishes the historical periods relevant to interpreting the park's cultural resources, and presents the major interpretive themes created to help communicate resource information to the public. If this approach is successful, individuals will have an enriched park experience and, in turn, may be encouraged to help preserve and protect the varied resources found at Asilomar State Beach and Conference Grounds.

Goal: Provide improved educational and interpretive information to Asilomar State Beach and Conference Grounds visitors.

Guidelines

INT-1 Protecting and restoring natural habitat should be coordinated with education programs whenever possible, in conjunction with park-provided visitor interpretive programs, area schools, after-school and other youth and adult programs.

INT-2 Coordinated park signage and park information should be a priority for all park entrances, parking areas, public transit connections, trail connections and for all park facilities.

INT-3 The diversity of interpretation resources and opportunities should be expanded at Asilomar. Offerings might include specific interpretative programs focused on serving children and the local community, expanded interpretation including the underwater area and development of an area (Visitor Center) set aside for permanent/changing exhibits.

INT-4 The park's interpretive program should also reflect the flow of history emphasizing the growth and development that occurred during the YWCA period and also include the area's pre-history, early history, and more recent history.

INT-5 The interpretive program at Asilomar State Beach and Conference Grounds should be used to inspire an interest and appreciation of its cultural and natural histories, relating to the park's "aesthetics" that result from those histories.

INT-6 Asilomar State Beach and Conference Grounds' sense of place should also be supported and promoted by the interpretative program.

INT-7 Interpretation should be offered in a variety of ways, including: ranger talks, ranger led tours and activities, walking, audio, participation in the conference program, and others as applicable.

INTERPRETIVE PERIOD

The interpretive period sets the historic framework for park interpretation by directing and focusing interpretative themes, facilities, and activities to represent specific years.

Primary Interpretive Period

1913 – 1935. This period should represent the flow of history through Asilomar's YWCA period. This era captures the essence of the YWCA period on campus and its development through the talents of Julia Morgan to materialize the YWCA vision of a retreat.

Secondary Interpretive Periods

Secondary interpretive periods can be used to highlight other eras that help to tell the story and place the park in the appropriate historical context.

Pre-history – 1913. This period encompasses the Native American use of the land that is now Asilomar. It also includes the Spanish Colonial, Mexican, and early American periods, up to when the Pacific Improvement Company gave the core 30 acres to the National Board of the YWCA.

1935 – 1952. This period, in between the YWCA and State Parks periods, encompasses various owners, plans, and World War II. It is also a period of ongoing neglect of the environment. It also includes the time that John Steinbeck and his family were in the area.

1952 – Present. This is the period of State Park System acquisition and operating of the facilities by the City of Pacific Grove and the concessionaire It is a period of slow, but important adoption of a preservationist attitude toward the structures, as well as the natural environment at Asilomar. This period includes restoration of the dunes and connected bluff, the decline of the Monterey pine forest, and the designation of the Monterey Bay National Marine Sanctuary in 1992.

INTERPRETIVE THEMES

Interpretation relies on themes to connect the significant cultural, natural and recreational resources of the park to the visitors in personally meaningful ways. Themes define the point of view, and focus information that will be presented through various interpretive media.

Unifying Theme: Asilomar as a unique learning environment that inspires and nurtures educational growth out of the harmonious and tranquil integration and interdependence of the site's natural, cultural and historical environments.

Primary Theme: The Tranquil Retreat: Asilomar, refuge by the sea, represents the tradition of public service, the back to nature movements, and the concept of a retreat, from its inception to the present day.

Supporting Theme: The natural retreat: sea, beach, dunes, and forest.

Supporting Theme: The cultural retreat: Julia Morgan and rustic architecture.

Secondary Theme: Pre-history and history before Asilomar.

Secondary Theme: Asilomar in the State Park System.

The interpretive facilities, programs, and media that will convey this information are described in the following guidelines. These guidelines are presented for application of the park-wide goals and interpretive themes presented in the previous section.

Primary Theme: A natural refuge that reveals California's natural history and our responsibility to respect it.

Supporting Theme: Native plants and animals find refuge in Asilomar State Beach and Conference Ground's fragile natural environment.

This theme will introduce the beauty and diversity of California native flora and fauna with emphasis on their adaptations. It will contrast native vegetation and native wildlife with introduced species and the associated outcome of reduced viability of native species. It should also recognize the park's interconnectedness and interrelationship with the neighboring Monterey Bay National Marine Sanctuary.

Supporting Theme: Showing respect for the environment and other visitors while recreating at Asilomar will ensure safety for the park and people.

Asilomar State Beach and Conference Grounds' location and popularity results in high pressure on the natural, cultural and recreational opportunities offered in the park as well as its unique spirit of place. This theme will educate visitors on how to use and recreate in the park while preserving nature, respecting the solitude of other visitors and maintaining both the park's unique sense of place and its other resources for future generations. This theme is especially important in the context of trails and the Monterey Bay National Marine Sanctuary.

Supporting Theme: This park is an area of natural resources requiring community appreciation and participation to protect it.

What we do in our communities impacts the health of this island of habitat and other natural resources. Our personal practices can affect the health. Its viability in providing a home for flora and fauna is dependent upon our decisions. Each individual decision we make contributes to (or detracts from) the health of the area and of the places we value. This theme looks at issues of habitat connectivity, watershed management and community environmental standards/stewardship. This supporting theme will look at the interconnections

between Asilomar Beach and Conference Grounds, the community and other surrounding natural areas (i.e. Point Pinos Lighthouse).

Primary Theme: Great parks are a part of healthy communities.

Supporting Theme: Parks provide for healthy vibrant communities.

Parks such as Asilomar State Beach and Conference Grounds offer a refuge from the intensity of our urban pressures. They provide places for renewal and refuge. They also offer a unique learning environment and experience. By interpreting the park's value and sense of place, we reinforce the need to fulfill the vision and associate the effort with the great community building efforts of the past, and can share the vision that this park can continue to provide a refuge for the people of California.

Supporting Theme: This theme will discuss what it takes to maintain and manage a park.

A focus on Asilomar is essential in making this theme relevant to the visitors. Process, funding, partnering and politics all play a role in the development of a park and should be included in the story covering this theme. All of the partners should be prominently acknowledged.

INTERPRETIVE FACILITIES AND PROGRAMS

Interpretive facilities and media in the park provide the tools and means for communicating the significant themes and interpretive periods to park visitors – a way for understanding the cultural and natural history of Asilomar State Beach and Conference Grounds. Selecting the appropriate methods for interpretation is critical to effectively convey information to the public. The interpretive facilities, programs, and media that might be used to convey this information are described in the following section. These recommendations are presented for application of the park-wide goals and interpretive themes presented in the previous section.

Goal: To acquaint the public with the park's rich cultural history and the natural resources found in Asilomar State Beach and Conference Grounds and the Monterey Bay National Marine Sanctuary.

Goal: To inspire the public to protect and preserve the park resources.

Goal: To create additional indoor exhibit areas and outdoor exhibit panels within the park.

Interpretive Panels and Trails

Interpretive panels could be placed at various locations throughout the park to describe the site's rich cultural and natural heritage. Outdoor orientation, directional and advertising signs could also be used to provide improved interpretive information within the park. Signage should not impact the cultural landscape of the park or detract from the park's scenic beauty.

The development of formal exhibits and a dedicated display area within the park could also be implemented to meet the park's future interpretive goals. Relocation of the visitor registration and administrative functions out of their current location in Phoebe Apperson Hearst Social Hall could provide additional interpretative areas at both the Phoebe Apperson Hearst Social Hall and the new Registration and Administrative facility. Such dedicated interpretive areas can be periodically changed to provide new information or special interpretive exhibits. The planned future location of the ranger office within a new visitor registration and administrative facility would also provide an opportunity for visitors to obtain interpretative and other visitor information that they might need to improve the quality of their understanding and park experience.

Interpretative trails could also be used to illustrate thematic associations between different areas or aspects of the park's cultural and natural resources and history. Nor should signage, such as information panels, be a distraction that impacts visitors who desire to experience the shoreline, dunes, or cultural features of Asilomar free of outside influences.

Programs

Participation in interpretive programs can enrich lives and give individuals positive, lasting impressions of the past and present cultural and natural environment of their park experience. Interpretive activities should enhance interpretive themes and should be developed to meet the needs of visitors' various skills and abilities. There are a number of possibilities for interpretive activities in the park, as well as constraints on their use. Proposed activities will depend on the skills, abilities, and educational interests of the park visitors. Examples of possible interpretive programs that could be developed or expanded include guided and self-guided walking tours, environmental living and environmental studies programs, and school educational programs.

School programs and guided walks are currently offered at Asilomar.

Possible future programs could include docents and interpretive specialists serving as roving interpreters, docents hosting an interpretive station, and docents offering a weekend booth with hands-on activities and information. Special events focusing on living history, women's history, architecture, or other topics could attract visitors to interpretive activities. Park staff should encourage

minority and urban communities to participate in school programs and public programs. Other programs which could be offered to park visitors include nature walks, history programs and bike rides.

Historic Building Reconstruction

Visitors can also receive valuable interpretative information from the reconstruction or re-use of the park's historic buildings. Relocation of the visitor registration and concessionaire's administrative office out of the Phoebe Apperson Hearst Social Hall should enable future use of the historic building to better resemble its original and intended use. By returning the building to its previous use, visitors will have a better sense of how the conference grounds were both designed originally to be used and have actually been used in the past.

UNITWIDE COLLECTIONS

Interpretive collections consist of artifacts, other than historic structures, that contribute to a sense of place. They are original to the site and the interpretive period or are accurate substitutes for originals.

DPR acquires and maintains collections for several reasons: first, to preserve elements of the natural and cultural environment original to the park; second, to document the people, events, and cultural or natural features that are central to the park's purpose; and third, to support the interpretation of themes that are important to the park. The collection of both natural and cultural park artifacts will be considered only as they fulfill these criteria.

DPR has a legal and ethical mandate to obtain only collections for which it can provide professional curatorial management. Therefore, collections obtained or housed at the park should be obtained and maintained as directed by Departmental Collections Management Standards outlined in the Department Operations Manual (DOM), which include the following:

- Natural history specimens may be preserved when necessary to document the natural history of the park.
- Architectural elements and other materials original to the park or used in its historic structures may be preserved when necessary to document the history of the park and its historic structures.

DPR should establish safe and secure spaces for storage and display of park collections.

SCOPE OF COLLECTIONS STATEMENT

Museum collections will play a minor role at the park. The collection may be acquired to:

- Retain elements of the real property such as archeological and paleontological materials removed form the site;
- Retrieve objects that were used historically at the site such as architectural plans, lumbering tools, or other historic items; and,
- Document the park's natural history.

Guidelines

COL-1 The Scope of Collections Statement will be updated as necessary. Any future museum collections should be managed in accordance with the policies and procedures outlined in Department Operation Manual (DOM) Chapter 2, Museum Collections Management.

RECREATION CARRYING CAPACITY AND ALLOWABLE USE INTENSITY

Public Resources Code Sections 5001.96 and 5019.5 respectively state that:

> ***5001.96*** *Attendance at state park system units shall be held withinlimits established by carrying capacity determined in accordance with Section 5019.5.*
>
> ***5019.5*** *Before any park or recreational area developmental plan is made, the department shall cause to be made a land carrying capacity survey of the proposed park or recreational area, including in such survey such factors as soil, moisture, and natural cover.*

These provisions require that the land carrying capacity shall be determined before any park development plan is adopted, and that attendance at State Park System units shall be held within the limits established by this capacity. A definition of carrying capacity by the code, however, is not provided. The carrying capacity of land is developed by evaluating the interaction between land uses and natural systems and determining how these interactions will affect, over time, the land's integrity and sustainability. Maximum capacity is the point where land regeneration is exceeded by demands made on natural systems and there is resulting degradation or destruction of the systems. Carrying capacity not only

relates to the area's environmental resources but also the quality of the visitor experience.

In terms of park and recreation planning, carrying capacity may be extended in meaning to suggest that no cumulative net losses will be permitted to occur in any of the park's resource values (natural, cultural, aesthetic, or recreational) due to human use (activities or facility development). However, seemingly insignificant effects can have a permanent impact on resource values. Therefore the intent of the Public Resource Code is to avoid degradation of resource-based park systems. The great variety of factors involved in damage to natural resources and the complexity of the interactions among the factors makes establishing a carrying capacity number difficult. Visitation, individual or group usage, time, and types and patterns of recreational use all contribute to the impact on resource systems. To aid in impact minimization, management can regulate capacity limits and land use, enact mitigation measures, educate and interpret for the public, and ensure proper design. Determination of resource location and significance allows management to create future guidelines for public use of a park and access to it.

ADAPTIVE MANAGEMENT

Adaptive management is a tool to address user capacities and is included in the goals and guidelines of this plan. Adaptive management is an ongoing, iterative process of determining desired conditions, selecting and monitoring indicators and standards that reflect these desired conditions, and taking management action when the desired conditions are not being realized. The four key elements of adaptive management include: (1) determination of desired conditions; (2) selection of indicators and standards that reflect the desired conditions; (3) monitoring of the indicators and standards; and (4) implementation of management action when the desired conditions are violated or when conditions are deteriorating and preventive measures are available. Together, these elements help park managers make decisions about visitor use and resource protection.

Adaptive management is a decision-making framework which assists management's role in decision-making; in fact, management must make crucial decisions in determining desired conditions, choosing appropriate management actions, and assessing occasional overlap between protecting park resources and providing for desired visitor experiences.

Adaptive management is a process that takes place after the General Plan is approved. It is a cyclical process that specifies on-going research, monitoring, and management to manifest the vision and goals of the Asilomar State Beach and Conference Grounds General Plan and to prevent the degradation of park resources and visitor experiences due to overuse or changing ecological or

demographic conditions. The following sections outline the potential Adaptive Management Program for the park.

Desired Conditions

Adaptive management relies on the concept of desired conditions, which are contained in the description of the Resource Protection Management Zone and identify how the park will be managed. The Resource Protection Management Zone described above prescribes a set of desired resource conditions, desired visitor experiences, and types of uses.

Indicators and Standards

A major premise of adaptive management is that desired conditions, which are qualitative in nature, can be represented using quantitative indicators and standards. Indicators and standards reflect desired conditions and enable park management to determine whether or not the desired conditions are being realized. “Indicators,” which are variables, are determined first; “standards” are the acceptable measurements (i.e., values) for the indicators. Specific indicators and standards are developed for the desired conditions for each combination of management emphasis and ecological type. Resource indicators measure impacts to the cultural, biological, and/or physical resources from visitor use. Social indicators measure impacts to the visitor experience caused by interactions with other visitors. Indicators should be specific, objective, quantifiable, reliable, related, responsive, nondestructive, and sensitive to visitor use. Standards should be quantitative, measurable, and feasible.

Monitoring

Monitoring protocols are developed for each standard to ensure accurate, valid data. Monitoring begins when a standard is selected and a monitoring protocol is developed.

Management Actions

If monitoring revealed that a standard associated with an indicator were being violated, then desired conditions would not have been realized and management action would be initiated. Management action could determine that the violation of the standard was caused by natural variation and that the standard needed to be adjusted, or a new indicator and standard selected, to better reflect desired conditions. Actions to manage or limit visitor use would be implemented when the standard was violated due to impacts associated with visitor use. Management actions could include, but are not limited to, the following:

- Site management (e.g., limits on conferences/guests at Asilomar State Beach and Conference Grounds, facility design changes, barriers

preventing access to resource sensitive park areas, area/facility closure, redirection of visitors to other facilities).

- Regulation (e.g., the number of people, the location or time of visits, permitted activities, or allowable equipment).
- Enforcement of regulations (e.g., patrols, notification, citations). Greater enforcement by DPR rangers or concessionaire staff could be used to manage park visitor use.
- Education (e.g., information signs and exhibits, interpretive programs, visitor center exhibits, brochures and fliers, public meetings, meetings with user groups). Increased interpretative and public outreach efforts could improve public awareness of the resource issues and impacts at Asilomar State Beach and Conference Grounds so that resource conditions improve.
- Altering access (e.g., parking in proximity to sensitive resources, parking, bike access, etc.).
- Management actions should comply with the requirements of CEQA and other applicable regulations.

EXISTING MANAGEMENT ACTIONS

There are a number of existing policies and ongoing management actions that address carrying capacity and protect the resources of the park. These policies and management actions will continue and may be modified while the adaptive management program is being implemented.

WHAT THE ADAPTIVE MANAGEMENT PROGRAM IS NOT

The following list outlines the limitations of the adaptive management program:

- The adaptive management program does not specify the total number of visitors that the park, as a whole, can accommodate at one time. Such an aggregate figure would mask problems at “hot spots” and would not provide managers with useful guidance for addressing use-related problems.
- As a framework for addressing carrying capacity, the adaptive management program is not driven by the capacity of existing infrastructure. Expanding or constructing facilities does not necessarily mitigate visitor use impacts to visitor experience or resources.
- The adaptive management program does not address impacts that do not result directly from visitor use. Impacts from park operations and management activities (e.g., exotic pest management), natural variability (e.g., flooding), development (e.g., construction, demolition), and other

causes not directly associated with visitor activities should be managed through other methods.

- The adaptive management program is not static. Visitor use patterns, desired visitor experiences, and resource conditions change with time. The adaptive management program is an iterative process of monitoring, evaluation, and adjustment.

AREA GOALS AND GUIDELINES

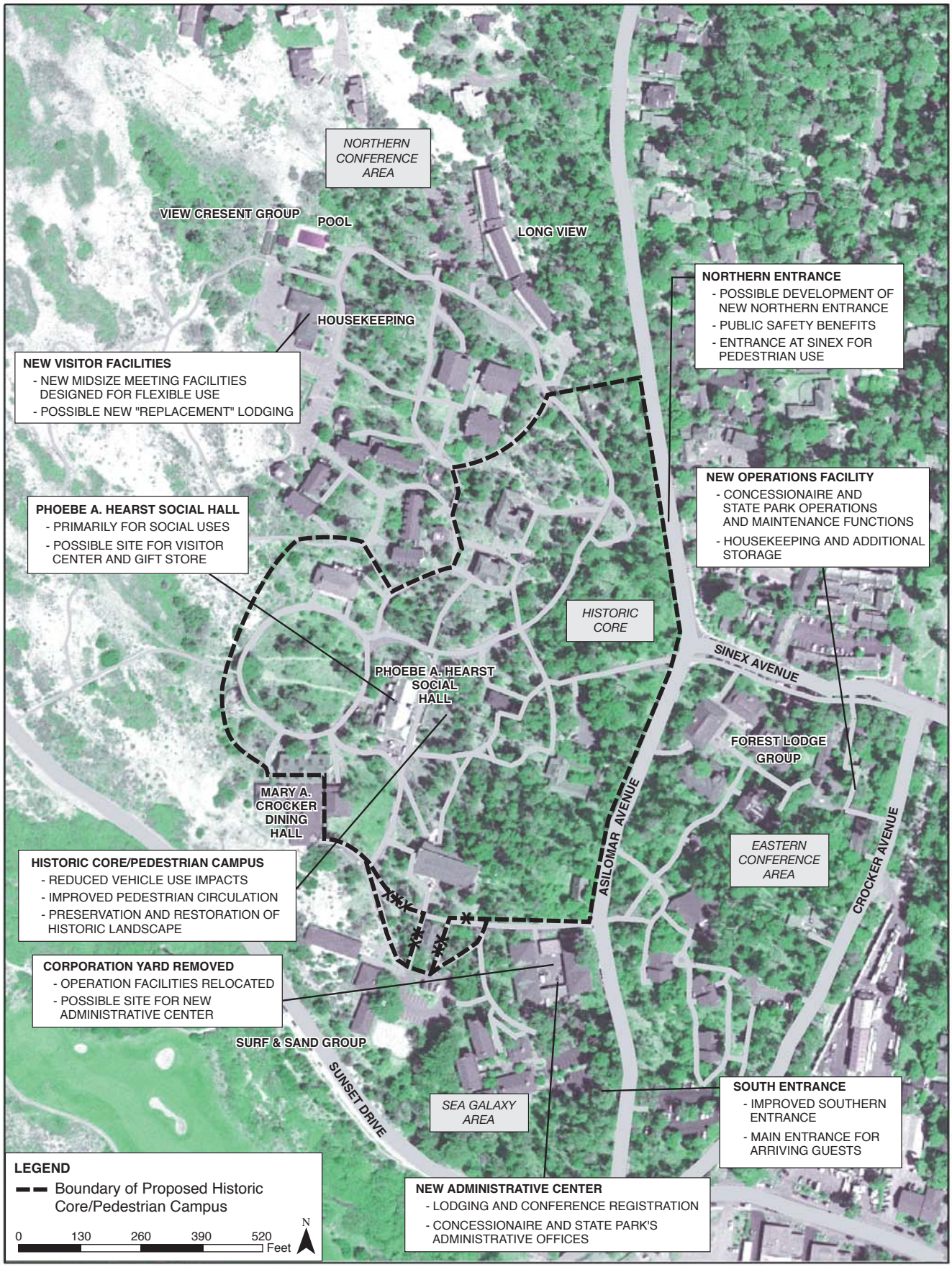
Specific management areas for Asilomar are designed to address the variety of uses proposed for the park and the specific needs of different land use types. All specific management areas will adhere to the appropriate goals and guidelines outlined above and with the DPR's guidelines for management of natural and cultural resources. Presented below are guidelines developed for Asilomar.

HISTORIC CORE

Enhancement of the park's cultural and visual resources within the Historic Core is a key goal for the General Plan. The Historic Core consists predominately of the historic buildings located in the conference grounds central area, and as defined by the boundary recognized by the National Register of Historic Places (see Figure 3-1). This area encompasses the area between Asilomar Avenue to the east and Pirates' Den to the South, Mary Ann Crocker Dining Hall and the Grace H. Dodge Chapel Auditorium to the west. The northern area of the historic core includes Scripps, Lodge and the Director's Cottage. The Corporation Yard is not part of the Historic Core but instead part of the Sea Galaxy management area.

Relocation of the current visitor registration, conference registration and the concessionaire's administrative office out of Phoebe Apperson Hearst Social Hall is a central planning goal. These functions should be relocated to a new administrative complex developed in the Sea Galaxy area – possibly at the current site of the Corporation Yard. Future use of the Phoebe Apperson Hearst Social Hall would be more consistent with the building's originally intended and past use as primarily a location for social gatherings. Other similar uses that should be considered include use of the building for public and community meetings, interpretive displays, gift and coffee shop.

The Historic Core should be managed to reduce vehicle traffic by concentrating private automobile circulation out of this area thereby encouraging pedestrian use of the area. The goal is to create a campus-type core within the Asilomar Conference Grounds that will increase its sense of place for visitors and enhance



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SOURCE: Environmental Science Associates 2003.

Figure 3-1
Principal Potential Facility Changes by Management Area

the learning environment and visitor experience. Future management should preserve and restore the historic buildings to enhance and reinforce the historic environment.

Within this area, the roadway and circulation system should be redesigned to reduce unnecessary hard surfaces and encourage pedestrian activity. Non-essential parking should be relocated and casual parking along Asilomar Avenue should, if possible, be reduced or redesigned to improve the roadway's park-like setting and to facilitate the development of a pedestrian crossing north-east of the Corporation Yard. DPR should work with Caltrans and the City of Pacific Grove to determine if operational changes can be made to improve roadway aesthetics and experience (for example by realigning it to add some curves). Aesthetic improvements that could be made to the roadway include, but are not limited to, undergrounding utility lines.

In addition, an alternative vehicle entrance for northern conference ground access (e.g. the Housekeeping and Long View areas) should be considered. The former entrance located south of the Director's Cottage is one possible alternate location. An alternate vehicle entrance would assist in reducing vehicle traffic within the historic core and could enable the current main park entrance at Asilomar Avenue's intersection with Sinex Avenue to become a pedestrian entrance.

The only major facility improvements planned for the Historic Core consist of redevelopment of the kitchen and loading dock facilities to improve its operations. No increase in the dining room seating capacity is proposed but improvements to the concessionaire's food service operations may be made. Associated with changes to the loading dock, circulation changes through the Sea Galaxy and Surf and Sand areas and/or alternative food delivery methods should be considered to improve delivery truck access.

SEA GALAXY AREA

The Sea Galaxy Management Area currently consists of the Corporation Yard and the Sea Galaxy and Surf & Sand lodging and parking facilities (see Figure 3-1). The primary facility change planned for this area is relocation of the concessionaire's Operations and Maintenance facilities (current located at Corporation Yard) to either a new consolidated Operation and Maintenance complex constructed at the Forest Lodge area (or possibly at a nearby location outside the park if a suitable property can be acquired).

Underground parking may be developed at Sea Galaxy to accommodate the park's additional or replacement parking needs, as part of development of a new administration facility at the present Corporation Yeard area.

The Corporation Yard site could be reused for a proposed new administrative facility that would consolidate future visitor registration, conference registration and administrative offices (both for the concessionaire and DPR) at one location. The new Administrative Center would be the primary visitor information point. By locating the visitor registration away from the historic core, arriving visitors would no longer drive into the historic core area. In conjunction with circulation and signage improvements associated with a new park entrance near the intersection of Sunset Drive, this relocation would increase visitor's convenience and sense of arrival to the park.

EASTERN CONFERENCE GROUNDS AREA

The Eastern Conference Grounds Management Area consists of the park property east of Asilomar Avenue (see Figure 3-1). The facilities currently located in this area include the Fireside, Forest Lodge and East Woods Groups, State Park Offices and the William Penn Mott, Jr. Training Center.

The major facility change proposed for this area by the General Plan would be removal of some or all of the current Forest Lodge accommodations and meeting room facilities and development of the new Operations and Maintenance Complex. In addition, some redevelopment of the remaining Forest Lodge group facilities as two storey accommodations and meeting facilities could be considered.

In addition, once new administrative and maintenance facilities for DPR are completed, the current DPR Offices could be either adaptively reused or removed. If the building was removed, the area could be restored to natural forest, or, if reused, allow for state park housing or additional guest lodging. The plan also allows for the William Penn Mott, Jr. Training Center's internal layout and facilities to be remodeled. Underground parking facilities at the training center could also be developed to meet the park's additional and replacement parking needs.

NORTHERN CONFERENCE GROUNDS AREA

The Northern Conference Grounds Management Area consists of the park property north of the historic core (see Figure 3-1). Facilities currently located in this area include Housekeeping, Long Views, North Woods Group and View Crescent Group.

The major facility changes proposed for this area by the General Plan would be the redevelopment of the Housekeeping building area and Long Views accommodations. Under the General Plan, the current housekeeping operations could be relocated into the new operations and maintenance complex that may be developed at the Forest Lodge Group. The Housekeeping and/or Long View lodging and parking facilities could be redeveloped to provide lodging and parking facilities displaced by other redevelopment actions. In addition, future

development of a mid-sized conference facility (serving up to 500 visitors) is also planned for the area.

Changes in vehicle and pedestrian circulation and access may also be necessary to consolidate visitor parking, encourage pedestrian use within the park and improve visitor safety.

UNDEVELOPED AREAS

The Resource Protection Management Zone includes the dune, beach and undeveloped forest between the conference grounds building complexes. No major facility or land use changes are proposed for these areas and they will primarily be managed to protect and enhance its natural resources. The main dune system between Sunset Drive and the conference grounds should be classified as a Natural Preserve.

FUTURE EXPANSION OF ASILOMAR STATE BEACH AND CONFERENCE GROUNDS

Goal: Consider acquisition of additional lands that enhance park resource values, improve operational efficiency or provide significant public benefit in terms of recreational opportunities or resource preservation.

Guidelines

EXP-1 If nearby properties become available, their acquisition should be considered for park expansion. Land purchases may be considered for the purposes of creating additional buffer zones, trails or habitat corridors between the park and surrounding environments, additional parking options, and other redevelopment options, such as an alternate site for the operations and maintenance facilities.

ISSUE RESOLUTION

There are a number of issues and planning efforts that require attention beyond the scope of this General Plan. Many goals and guidelines of The Plan section provide direction for each issue. Some of these goals and guidelines recommend future planning efforts, including management plans and studies.

The General Plan identifies the following issues to be resolved in future planning and compliance efforts:

- *Park Access* – Resolve access issues related to Asilomar Avenue and vehicle entrance to the Northern lodging areas through detailed site planning, coordination with local agencies, and facility implementation.

Solutions to access problems may require changes to Asilomar Avenue's operations.

The General Plan recommends that the following planning efforts and studies be undertaken:

- Collect information and monitoring of the health and function of core areas and biocorridors;
- Develop Management plans, studies, and updates to the park's Unit Data File as necessary to meet vegetation management guidelines, including a Resource Management Plan;
- Collect information regarding sensitive species presence within, movement through, and uses of the park;
- Develop management programs to monitor and control non-native pests;
- Develop management programs to protect and restore sensitive animal populations and their habitats; and,
- Conduct additional cultural resource inventories and documentation as necessary.

CHAPTER 4
ENVIRONMENTAL ANALYSIS

This Draft Asilomar State Beach and Conference Grounds General Plan, with all its elements, constitutes an environmental impact report (EIR), as required by Public Resources Code Sections 5002.2 and 21000 et. seq. This EIR is for the approval of the Asilomar State Beach and Conference Grounds General Plan. The discussion of impacts is commensurate with the level of specificity of the General Plan. Site specific development and resource management projects for Asilomar State Beach and Conference Grounds will be subject to subsequent project-level CEQA compliance and to the permitting requirements and approval of other agencies, such as the California Coastal Commission, California Department of Fish and Game, Caltrans, the State Water Resources Control Board, and others as specific projects are proposed.

The General Plan and EIR constitute the first tier of environmental review. “Tiering” in an EIR prepared as part of a General Plan that allows agencies to address broad environmental issues at the general planning stage, followed by more detailed examination of actual development projects (that are consistent with the plan) in subsequent EIRs or negative declarations. Later EIRs incorporate, by reference, the general discussions from the broader EIR (the General Plan) and concentrate solely on the issues specific to the later projects (Public Resources Code Section 21093: State CEQA Guidelines, CCR Section 15152). This General Plan does not approve or commit DPR to specific projects, sites or management plans. These items are subject to consideration and approval at a later date by DPR management.

SUMMARY

The General Plan, described in Chapter 3, The Plan, proposes modification to the Park’s Declaration of Purpose, management zoning, unit-wide management goals and guidelines, specific area goals and guidelines, and recreation carrying capacity and allowable use intensity. Implementation of the General Plan would apply management zoning to the park which would provide readily identifiable boundaries for specific types of activities, programs, and developments, reducing the potential for the introduction of inappropriate activities into prime resource areas. Some of the goals and guidelines require further data collection, evaluation, and additional specific management planning and resource impact identification prior to new construction or reconstruction. The guidelines also

include the preparation of specific plans, for example a Forest Management Plan, that would be undertaken prior to development, further reducing the potential for the introduction of inappropriate activities into prime resource areas. The program level impacts associated with the General Plan's Declaration of Purpose, goals, guidelines and management zoning are discussed in the following sections.

AREAS OF KNOWN CONCERN

A public meeting was held on March 22, 2001 to solicit public comments on issues. Newsletters were distributed to local agencies, businesses and residences in both March 2001 and subsequently in September 2003 describing DPR ongoing General Plan process. An additional public meeting was held on October 23, 2003 to update the public on the progress made in development of the General Plan. A formal Notice of Preparation scoping period was held between October 20, 2003 and November 20, 2003 (see Appendix D). Through these comment opportunities, agencies and members of the public voiced opinions and desires regarding the General Plan for Asilomar State Beach and Conference Grounds. A scoping report for the March 2001 meeting and the agency comment from the City of Pacific Grove Community Development Department submitted prior to the Draft General Plan/EIR publication are located in Appendix D. Primary issues and concerns raised in comments included:

- Natural resource sensitivity and potential degradation due to public use of the area;
- Overall resource protection and enhancement requirements;
- Asilomar State Beach and Conference Grounds may become overly developed with signs and other improvements that harm the park's "refuge" qualities;
- Historic feel of Asilomar State Beach and Conference Grounds should be enhanced not merely protected or restored to past conditions;
- Potential lighting impacts on surrounding neighborhood;
- Potential visual and noise impacts on surrounding lands;
- Potential for circulation and parking impacts to surrounding road networks;
- Improvement of the "park-like" setting of Asilomar Avenue by removing parked cars along the roadway; and,
- Retain Asilomar Avenue as a two-way city street.

- Adequacy of access to facilities, restrooms, and the beach.

Information and input received from the public meetings and comment letters from the public and agencies informed the development of this General Plan. As a first tier of planning for the park, this General Plan does not address all of these project specific comments in detail. Although the General Plan sets the overall goals for park management and provisions for public use, it does not define project level development specifics or the methods for attaining resource protection goals. These will be part of future planning steps, such as the layout and design of facilities, or specific resource management plans and processes.

The objectives of the Environmental Analysis section are to identify, where possible, the significant environmental impacts of implementing the General Plan and to define mitigations and policy-level alternatives. Once the General Plan is approved and adopted, DPR could prepare management and area development plans as required and as staff and funding allow. These could address such issues as vegetation and fire management, and site development plans. Area development plans would provide specific information on resources and design considerations, including layout, facility configuration, capacities and level of use within designated areas of the park.

Implementation of area development plans would generally be carried out as the first phase of major and minor capital outlay projects. At each planning level (whether a management plan, an area development plan, or major or minor capital outlay project), the plan or project will be subject to further, more detailed environmental review to determine if it is consistent with the General Plan and to identify any significant environmental impacts and mitigation measures that would be specific to the project. Mitigation generally requires resource specialists to evaluate the scope of work, identify the cause of the impacts, and specify measures to avoid or reduce the impacts to a less-than-significant level. More detailed environmental review will be possible at those levels of planning, where facility size, location, and capacity can be explicitly delineated, rather than at the General Plan level.

SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

AESTHETIC RESOURCES

Potential installation and remodel of facilities allowed by The Plan may constitute a potentially significant aesthetic change, with the degree of change dependent on project-specific details to be determined at the time projects were proposed. However, the magnitude of the adverse impact is unlikely to be significant due to

the aesthetic resources guideline mandating that aesthetic considerations be integral to the design and siting of park components, buildings, and facilities.

Implementation of design guidelines and vegetation protection and restoration activities, as described in proposed mitigation measures would reduce the potential program-level aesthetic quality impacts to a less than significant level.

If implemented as a result of the General Plan, removal of invasive exotic plant and tree species and use of mechanical vegetation treatments and controlled burns (where necessary) would result in temporarily devegetated areas. Controlled burning would result in short-term adverse impacts to air quality and resultant visibility. Mitigation would reduce vegetation impacts to less than significant at the program level.

The Asilomar State Beach and Conference Grounds General Plan would result in improvements to the aesthetic quality of the park. Biotic Resources Goals and Guidelines would result in a more natural park setting, providing a nature retreat and aesthetically pleasing surroundings for conference guests, park visitors, and neighbors.

AGRICULTURE RESOURCES

Asilomar State Beach and Conference Grounds is not zoned as farmland and no impact would occur.

AIR QUALITY

Potential construction and demolition that could be conducted under the General Plan could generate substantial amounts of fugitive dust. Particularly during the initial stages of a construction project, in the absence of mitigation, construction activities may result in significant quantities of dust (more than 82 lb/day) that results in adverse impacts to local visibility and high PM10 concentrations on a temporary and intermittent basis. However, implementation of Mitigation Measure Air-1 would reduce potential adverse impacts at the program level to a less than significant level. Construction-related emissions, other than dust, would not be significant.

Toxic air contaminant emissions could also occur from diesel engines that would be used during construction and would be in the form of diesel particulate matter, however since implementation information, such as locations and designs of specific facilities and development of project-specific management plans, is not yet known, emissions generated by the operation of these facilities could result in a potentially significant impact to air quality. Implementation of the prescribed mitigation measures described would reduce the program level potential operational air quality impacts associated with the implementation of the

Asilomar State Beach and Conference Grounds General Plan to a less than significant level.

BIOLOGICAL RESOURCES

Potential construction effects on native habitats and species would be site-specific short-term and long-term negative effects. Implementation of the goals and guidelines along with Mitigation Measure Bio-1 would reduce the impact on native habitats and species to less than significant at the program level due to application of management zoning.

Implementation of the General Plan could effect special-status species, including, special-status bats and birds, black legless lizard, and park identified special-status plant species. The implementation of The Plan, including goals and guidelines, would also protect special-status species. Implementation of Mitigation Measure Bio-1 and Mitigation Measure Bio-2 would further reduce potential impacts to less than significant at the program level.

CULTURAL RESOURCES

Since the park itself has not been intensively surveyed for the purposes of this General Plan, unidentified or subsurface cultural resources could be affected by potential facilities construction and maintenance operations allowed by The Plan. Additionally, the adaptive reuse or modification of existing buildings can cause adverse affect to these resources. The evaluation of the specificity allowed at the General Plan level indicates that future actions can be mitigated to a less than significant level with the implementation of Mitigation Measure Cul-1.

Given the dynamic state of the beach and due to coastal erosion, it is unlikely that there are significant deposits of fossil material at Asilomar State Beach and Conference Grounds. Nevertheless, significant assemblages of fossil remains are possible even in areas designated as having low-potential for resources. Therefore, potential impacts to unidentified paleontological resources can be mitigated to less than significant at the program level with the implementation of Mitigation Measure Cul-2.

Human remains or funereal goods are not anticipated to occur within the Asilomar State Beach and Conference Grounds. However, this does not preclude the existence of burials of any kind from being identified on the park during potential construction or maintenance. Implementation of Mitigation Measure Cul-3, would reduce the potential impact to less than significant at the program level.

GEOLOGY, SOILS AND SEISMICITY

Implementation of the proposed General Plan could result in the addition of new facilities that would be subjected to strong ground shaking in the event of a nearby earthquake, which could expose people or structures to adverse effects, including the risk of loss, injury or death as a result of seismic ground shaking or earthquake induced settlement. Implementation of Guidelines GEO-1 and GEO-2, and Mitigation Measure Geo-1 would reduce potential impacts to less than significant at the program level.

Potential site development would require removal of vegetative cover and grading in some areas of the park. During grading activities, bare soil would be subject to erosion from rain and wind. Potential soil erosion from construction sites would be addressed through implementation of a Storm Water Pollution Prevention Plan or compliance with measures identified in the California Stormwater Quality Association Stormwater Best Management Practice Handbook for Construction. Additionally, implementation of Geology Guidelines GEO-3 and GEO-4, and Mitigation Measure Geo-2 would reduce the potential impact to less than significant at the program level.

If any future development within the park requires installation of septic systems to accommodate wastewater generated on site in areas not connected to the County sewer system, soil stability impacts could occur. Implementation of Mitigation Measure Geo-3 would reduce the potential impact to less than significant at the program level.

HAZARDS AND HAZARDOUS MATERIALS

Potential construction activities could require the use of certain potentially hazardous materials such as fuels, oils, paints, and solvents. Implementation of Mitigation Measure Haz-1 would reduce the potential impact to less than significant at the program level.

Potential demolition or renovation activities may expose the public and construction workers to hazardous substances as no assessments for the presence of lead-based paint or asbestos in existing structures have be performed. Implementation of Mitigation Measure Haz-2 would reduce the potential lead-based paint and asbestos impacts to less than significant at the program level.

Continued use of engine oils, paints, fertilizers, and other hazardous materials are anticipated as part of the regular park maintenance. Asilomar State Beach and Conference Grounds would continue to comply with its existing hazardous waste and hazardous materials permits issued by the DTSC and Environmental Health Division of the Monterey County Health Department. Implementation of

Mitigation Measure Hydro-1 would further reduce potential hazardous materials impacts associated with long-term park operation to less than significant at the program level.

HYDROLOGY AND WATER QUALITY

Potential construction and demolition activities that may be allowed under The Plan could increase the potential for spills of hazardous materials and expose soils to wind and rain erosion, potentially resulting in sedimentation and increased pollutant levels in storm water runoff. Removal of existing vegetation without prompt replanting efforts could expose bare soils to erosion. Implementation of Mitigation Measure Hydro-1, Geo-2, and Haz-1 would reduce potential water quality impacts to less than significant at the program level.

If implemented, newly constructed facilities could result in increased impervious surface areas that would increase runoff. Implementation of Mitigation Measure Hydro-2 would reduce the potential impact associated with increased volume and rates of storm water runoff to less than significant at the program level.

LAND USE

The General Plan management goals and guidelines, as well as the proposed management zoning, would have no substantial affect on existing communities, land uses or on the character of the vicinity of the park. However, possible future acquisition of other properties by DPR could potentially lead to land use conflicts or inconsistency with local zoning and land use ordinances that could result in significant land use impacts. Implementation of Land Use Guidelines and Mitigation Measure Lan-1 would reduce the potential impact to less than significant at the program level.

MINERAL RESOURCES

Implementation of the proposed General Plan would not result in permanent loss of availability of mineral resources.

NOISE ENVIRONMENT

Potential construction or demolition activities associated with potential General Plan projects could generate substantial amounts of noise within proximity of individual construction sites. Construction of the potential projects could result in temporary, intermittent increases in ambient noise levels, and could potentially result in groundborne vibration or noise levels. Noise from construction equipment in the park, and haul trucks accessing the park could result in noise levels that exceed local thresholds when operated without noise controls and in

areas near residences. Implementation of Mitigation Measure Noi-1 would reduce the potential impact to less than significant at the program level.

Given the purpose and vision of the park as a natural setting, it is not anticipated that implementation of the General Plan would result in operational activities or park uses that would generate excessive groundborne vibrations or noise levels. While components of the Plan may reduce potential noise sources, potential impacts could be associated with implementation of individual projects, depending on the size and location of potential facilities and uses. Implementation of Mitigation Measure Noi-2 would reduce the potential impact to less than significant at the program level.

OPERATIONS AND FACILITIES

The potential consolidation of administrative and registration facilities, as well as the potential relocation of housekeeping and maintenance facilities would likely improve access and operational efficiency as well as improving opportunities for both managerial and operational coordination and cooperation. Numerous potential improvements and operational efficiencies may be expected to result in higher quality service that could result in a better visitor experience of the park facilities and lower operating costs which could result in lower prices for park visitors.

The possible consolidation of DPR's administrative and the concessionaire's office in the proposed new administrative facility could improve management and cooperation between DPR and the concessionaire, and public access to DPR staff would be greatly enhanced. Implementation of the General Plan goals and guidelines could also require considerable additional management and operational responsibility of DPR staff. For example, development and performance of the prescribed vegetation management and adaptive management programs would require additional staffing to be completed. Similarly, increased interpretive programs would also require additional staff time and agency resources. The overall impact would be beneficial.

TRAFFIC CIRCULATION

Alteration of park-related traffic could cause current and forecast peak-hour levels of service to degrade for area roadways and intersections. In addition, the change in circulation patterns from park-related traffic could adversely affect local roadways and their adjacent land uses. Implementation of Mitigation Measure Tra-1 would reduce the potential impact to less than significant at the program level.

The location and design of non-motorized access points to the park could result in safety hazards for both motorists and pedestrians/bicyclists at those access

points, though the risk potential would be significantly less for pedestrians and bicyclists than it is currently. Implementation of Mitigation Measure Tra-2 would reduce the potential impact to less than significant at the program level.

The potential for unmet parking demand could lead to hazardous pedestrian and traffic conditions as vehicles circulate in crowded parking lots, or park in unauthorized areas both inside and outside the Asilomar State Beach and Conference Grounds. Implementation of Mitigation Measure Tra-3 would reduce the potential impact to less than significant at the program level.

ENVIRONMENTAL ISSUES TO BE RESOLVED

There are no environmental issues to be resolved. This EIR analyzes, at a program level, the potential environmental impacts of a broad range of policies and management actions included in the Asilomar State Beach and Conference Grounds General Plan. The EIR includes mitigation measures to reduce identified impacts to less than significant at the program-level. However, DPR would require examination of many specific facilities and management plans included in the General Plan at the time they are proposed for implementation to determine if further environmental review at a more detailed project-specific and site-specific level were necessary. Further environmental review would be typically be necessary if new significant environmental effects beyond those identified in this EIR would occur as a result of changes in the project description (or further detail becomes known), new circumstances or information arise, or if new mitigation measures or alternatives that would reduce one or more significant effects of the project are found to be feasible but DPR declines to adopt the measure or alternative (CEQA Guidelines Section 15162).

PROJECT DESCRIPTION

The Introduction, Existing Conditions and Issues, and The Plan sections of the General Plan (see Chapters 1 through 3 for additional detail) include proposed park improvements and operations, and designate appropriate land uses and resource management. Those sections include a project location map, regional map, statement of plan objectives, and a description of the plan's technical, economic, and environmental characteristics. The sections constitute the project description. As described above, DPR will use this EIR in its decision-making process regarding General Plan approval and in the approval and development of subsequent project-specific proposals. If the General Plan were fully implemented as written, the following proposals would be carried out:

- **Declaration of Purpose.** The Declaration of Purpose is the "mission statement" for the park. The Plan revises the 1975 Declaration of Purpose for the park to further recognize the park's cultural and social values. The proposed new Declaration of Purpose for Asilomar is stated below:

Asilomar State Beach and Conference Grounds is established to protect perpetuate and to make available to the people of California, the spectacularly beautiful coastline, dunes, and coastal forests of the Monterey Peninsula from Point Pinos to Point Joe; the architecture of Julia Morgan and others, both within and outside of the historic campus core; and the social history of the original development of Asilomar and its continuation in the conference grounds theme and function.

The California Department of Parks and Recreation shall define and execute a program of management to perpetuate and preserve the unit's declared values, and provide facilities and interpretation that makes these values available in a manner consistent with their perpetuation.

- **Unit-wide Management Goals and Guidelines.** A consistent set of goals and guidelines to be applied to on-going park maintenance and operations as well as new facility development throughout the park. This includes the goal to restore existing dilapidated resource areas to healthy ecosystems.

- **Specific Area Goals and Guidelines.** Goals and guidelines to be applied to on-going park maintenance and operations as well as new facility development within specific portions of the park.

- **Management Zoning.** The Plan would apply management zoning to the park to provide readily identifiable boundaries for specific types of activities, programs, and developments, reducing the potential for the introduction of inappropriate activities into prime resource areas. The proposed Resource Protection Management Zone establishes allowable use intensities based on a resource management monitoring program that would prevent visitor-related impacts to resources from exceeding the threshold of significance.

- **Recreational Carrying Capacity and Allowable Use Intensity.** The Plan calls for the establishment of an adaptive management program to ensure that activities in the park do not exceed the use intensities described by the management zoning for the park. Adaptive management is an ongoing, iterative process of determining desired conditions, selecting and monitoring indicators and standards that reflect these desired conditions and taking management action when desired conditions are not being realized.

ENVIRONMENTAL SETTING

The section entitled "Existing Conditions" describes existing Asilomar State Beach and Conference Grounds and adjacent land uses, topography, meteorology and air quality, hydrology, geology and soils, noise environment, biotic resources, cultural resources and social resources.

ENVIRONMENTAL IMPACTS

SIGNIFICANT ENVIRONMENTAL EFFECTS

AESTHETIC RESOURCES

A project would normally result in a significant aesthetic resources impact if it would:

- Have a substantial adverse effect on a scenic vista;
- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;
- Substantially degrade the existing visual character or quality of the site and its surroundings; or,
- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Impacts and Mitigation

Impact Aes-1. New Facilities

Implementation of the proposed General Plan could result in the relocation and addition of additional facilities at Asilomar State Beach and Conference Grounds, primarily to enhance and support public use of the park. Potential relocation and new facilities could include visitor registration and park administration facilities, operations and maintenance facilities, mid-sized conference room facility, and replacement lodging units (see the Chapter 3, The Plan). In addition, facilities such as the William Penn Mott, Jr. Training Center and loading dock could be remodeled. Installation and remodel of potential facilities allowed by The Plan may constitute a potentially significant aesthetic change, with the degree of change dependent on project-specific details to be determined at the time projects were proposed. The aesthetic change would be significant and adverse if the site selection, facility scale, or facility design caused substantial degradation of the scenic quality of the park from public areas. The magnitude of the adverse impact is unlikely to be significant due to the aesthetic resources guideline mandating that aesthetic considerations be integral to the design and siting of park components, buildings, and facilities. If lighting associated with facilities created substantial glare, the impact would be significant.

All portions of the conference grounds, the dunes and shoreline are considered highly scenic by visitors and local residents. Areas that are most sensitive to scenic quality degradation are those that represent a scenic vista, are visible from long-distance and near-distance views, or are visible from scenic routes

such as Seventeen Mile Drive or Sunset Drive. New development and facility renovation proposed under the Operations and Facilities goals would be appropriately located and the proposed facility development and renovation would occur within existing developed areas of the conference grounds. Construction activity would have a short-term adverse effect on the aesthetic quality of the park due to the visible presence of construction equipment, construction fencing, dust, etc. Implementation of Aesthetic Resources Guidelines, Operations and Facilities Guidelines related to reducing the developed footprint at Asilomar, and Mitigation Measure Aes-1, would reduce the potential impact to less than significant at the program level. Since implementation information such as locations of specific facilities and development of project-specific management plans is not yet known, specific facilities and plans would be reviewed at the time they are proposed for implementation to determine the potential for project-specific impacts and to identify appropriate project-specific mitigation measures.

Mitigation Measure Aes-1. Potential aesthetic quality impacts associated with the addition of new facilities should be reviewed at the project-level for specific facilities or Management Plans proposed under the Asilomar State Beach and Conference Grounds General Plan and mitigation measures shall be considered, including but not limited to:

- Implement design practices that reduce the overall aesthetic effect of new roads and paths, including, but not limited to:
  - Road and pathway design guidelines that require use of best management practices for road location and alignment, such as locating and designing roads and paths to follow natural topography; avoiding large cut-and-fill road designs; and minimizing excavation;
  - Design and site new roads and paths to minimize grading and the visibility of cut banks and fill slopes;
  - Safety and directional signs, and other road structures should protrude above a skyline only when it can be demonstrated that the facility is necessary for public service and safety, the break in the skyline is only seen in the foreground, and the break in the skyline is a minimum necessary to provide the required service; and,
  - Screen and restore disturbed areas with an appropriate mix of native vegetation species.
- Implement design practices that reduce the overall aesthetic effect of new facilities including, but not limited to:
  - Include screening vegetation where appropriate;

- Where grading is necessary, contour slopes and landforms to mimic the surrounding environment as much as possible;
- Incorporate architectural site/design elements that are compatible with the applicable surroundings and historic architecture;
- Eliminate, wherever possible, the use of unpainted metallic surfaces and other sources that may cause increased levels of reflectivity;
- Minimize night lighting where practicable. Where night lighting is necessary, direct downward and site and shield new exterior lighting such that it is not highly visible or obtrusive;
- Maintain the silhouette of new structures below the skyline of bluffs or ridges;
- Conduct project-level visual simulations for any facility to be located on prominent dune ridgelines; and,
- Screen and restore disturbed areas with an appropriate mix of native vegetation species.
- Reduce the existing developed footprint and expand the forest, if possible.

Implementation of design guidelines and vegetation protection and restoration activities, as described above, would reduce the potential program-level aesthetic quality impact associated with implementation of the Asilomar State Beach and Conference Grounds General Plan. However, DPR would require examination of many specific facilities and management plans included in the General Plan at the time they are proposed for implementation to determine if further environmental review at a more detailed project-specific and site-specific level were necessary.

Significance After Mitigation: Less than significant at the Program-level

Impact Aes-2. Vegetation Disturbance

If implemented as a result of the General Plan, removal of invasive exotic plant and tree species and use of mechanical vegetation treatments and controlled burns (where necessary) would result in temporarily devegetated areas. Controlled burning would result in short-term adverse impacts to air quality and resultant visibility. To some degree, the invasive species removal activities are mitigating in that the purpose of such activities is to restore native vegetation through replanting. The degree of change would depend on the size and location of the disturbed area, which would be determined prior to implementation of non-native plant removal projects. The aesthetic change would result in significant degradation of scenic views if the activities were large in scale, were conducted

in areas visible to the public, and if native plant restoration of the area did not occur.

Implementation of guidelines such as implementing a vegetation restoration and management program that includes landscaping with indigenous plant species, improving the health of the natural forest environment, reducing forest fragmentation, and providing appropriate open space buffers, and Mitigation Measure Aes-2, would reduce the potential impact to less than significant at the program level. Because implementation information, such as locations of specific facilities and development of project-specific management plans, is not yet known, specific facilities and plans would be reviewed at the time they are proposed for implementation to determine the potential for project-specific impacts and to identify appropriate mitigation measures.

Mitigation Measure Aes-2. Potential aesthetic quality impacts associated with possible vegetation disturbance should be reviewed at the project-level for specific facilities or Management Plans proposed under the Asilomar State Beach and Conference Grounds General Plan and mitigation measures shall be considered, including but not limited to:

- Develop a native species planting and reforestation program prior to implementing non-native plant removal activities;
- Restore and screen disturbed areas as soon as feasible following removal activities; and,
- Minimize the total area and duration of soil exposure.

Implementation of these vegetation protection and restoration actions would reduce the potential program-level aesthetic impact related to vegetation disturbance associated with the implementation of the Asilomar State Beach and Conference Grounds General Plan. However, DPR would require examination of specific facilities and management plans included in the General Plan at the time they are proposed for implementation to determine if further environmental review at a more detailed project-specific and site-specific level were necessary.

Significance After Mitigation: Less than significant at the Program-level

Impact Aes-3. Potential Improvements to Aesthetic Quality

The Asilomar State Beach and Conference Grounds General Plan could result in improvements to the aesthetic quality of the park. Biotic Resources Goals and Guidelines would result in a more natural park setting, providing a nature retreat and aesthetically pleasing surroundings for conference guests, park visitors, and neighbors. Cultural Resources Goal and Guidelines would mandate repair and

preservation historic features improving the historic aesthetic of park facilities. Aesthetic Resources Goal and Guidelines would ensure consistency in the overall park vision and design elements and would enhance the park's existing rustic aesthetic. Recreational Uses Goals and Guidelines and Circulation improvements could develop new paths that would create additional opportunities for visitors to enjoy the unique location, biotic communities, and scenic views of the park. Traffic and Circulation Goals and Guidelines would result in a more pedestrian focused campus, and would reduce the visual intrusion of vehicle use within the park and particularly within the historic core. Overall, implementation of The Plan would result in improved aesthetic quality at Asilomar State Beach and Conference Grounds.

Significance: Beneficial impact at the Program level

AIR QUALITY

Threshold

A significant air quality impact would be expected to occur if the Asilomar State Beach and Conference Grounds General Plan would:

- Conflict with or obstruct implementation of the applicable air quality plan;
- Violate any air quality standard or contribute substantially to an existing or projected air quality violation;
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors);
- Expose sensitive receptors to substantial pollutant concentrations; or,
- Create objectionable odors affecting a substantial number of people.

Monterey Bay Unified Air Pollution Control District Thresholds

The Monterey ay Unified Air Pollution Control District (MBUAPCD) has adopted separate quantitative air quality thresholds of significance for construction activities and project operations.

- *Emissions of Respirable Particulates (PM10).* If a project generates 82 pounds per day or more of PM10 at the project site then it would result in substantial air emissions and have a significant impact on local air quality. Construction activities (e.g., excavation, grading, on-site vehicles) which directly generate 82 pounds per day or more of PM10 (particulate matter that is 10 microns or less in diameter) would have a significant impact on

local air quality when they are located nearby and upwind of sensitive receptors.

- *Emissions of Precursors of Ozone.* If a project generates 137 pounds per day or more of direct and indirect volatile organic compound (VOC) emissions and/or if a project generates 137 pounds per day or more of direct and indirect NOx emissions then it would have a significant impact on regional air quality by emitting substantial amounts of ozone precursors. Such projects would significantly impact attainment and maintenance of ozone AAQS. Construction projects using typical construction equipment such as dump trucks, scrapers, bulldozers, compactors and front-end loaders which temporarily emit precursors of ozone (i.e., volatile organic compounds or oxides of nitrogen, are accommodated in the emission inventories of State- and federally-required air plans and would not have a significant impact on the attainment and maintenance of ozone Ambient Air Quality Standards (MBUAPCD, 2002).

- *Emissions of Carbon Monoxides.* If a project directly emits 550 pounds or more per day of carbon monoxide then it would result in substantial air emissions and have a significant impact on local air quality.

- *Emissions of Oxides of Sulfur.* If a project or construction activity directly emits 150 pounds or more per day of SO_2, it would result in substantial air emissions and have a significant impact on air quality.

- *Emissions of Toxic Air Contaminants.* Construction activity which may cause or substantially contribute to the violation of other State or national Ambient Air Quality Standards or which could emit toxic air contaminants (carcinogenic or non-carcinogenic) could result in temporary significant impacts if construction projects are concentrated in one area or occur in close proximity to sensitive receptors (i.e., residences or schools).

Table 4-1 summarizes the MBUAPCD's project-level thresholds of significance for operational impacts by pollutant. An exceedance of any threshold would represent a significant impact on local or regional air quality. The thresholds in Table 4-1 apply to all indirect and direct emissions. Indirect emissions come from mobile sources that access the project site but generally emit off-site; direct emissions are emitted on-site (e.g., stationary sources, on-site mobile equipment).

Objectionable Odors. Projects which would emit pollutants associated with objectionable odors in substantial concentrations could result in significant impacts if odors would cause injury, nuisance, or annoyance to a considerable number of persons or would endanger the comfort, health, or safety of the public. Because people have mixed reactions to odors, the nuisance level of an odor varies.

TABLE 4-1
THRESHOLDS OF SIGNIFICANCE
FOR CRITERIA POLLUTANTS OF CONCERN[a]

Pollutant	Threshold(s) of Significance
VOC	137 lb/day (direct + indirect)
NOx, as NO_2	137 lb/day (direct + indirect)
PM10	82 lb/day (on site, direct + indirect)[b]
	AAQS exceeded along unpaved roads (off-site, indirect)
CO	550 lb/day (direct)[c]
	Level of Service (LOS) at intersection/road segment degrades from D or better to E or F or V/C ratio at intersection/road segment at LOS E or F increases by 0.05 or more or delay at intersection at LOS E or F increases by 10 seconds or more or reserve capacity at unsignalized intersection at LOS E or F decrease by 50 or more[3] (direct + indirect)
SOx, as SO_2	150 lb/day (direct)[b]

[a] Projects that emit other criteria pollutant emissions would have a significant impact if emissions would cause or substantially contribute to the violation of state or national AAQS. Criteria pollutant emissions could also have a significant impact if they would alter air movement, moisture, temperature, climate, or create objectionable odors insubstantial concentrations. When estimating project emissions, local or project-specific conditions should be considered.

[b] MBUAPCD-approved dispersion modeling can be used to refute (or validate) a determination of significance if modeling shows that emissions would not cause or substantially contribute to an exceedance of state and national AAQS.

[c] Modeling should be undertaken to determine if the project would cause or substantially contribute (550 lb/day) to exceedance of Carbon Monoxide AAQS. If not, the project would not have a significant impact.

Source: Monterey Bay Unified Air Pollution Control District

Impacts and Mitigation

Impact Air-1. Construction Phase Air Quality Impacts

Implementation of the proposed General Plan could result in construction and demolition projects related to parkland improvements and facility development. Facilities that could be constructed under the Asilomar State Beach and Conference Grounds General Plan include new administrative facilities, a new operations center, a new mid-sized conference facility, new lodging, paths, and underground parking. In addition, the William Penn Mott, Jr. Training Center could be remodeled and the existing kitchen facilities expanded and remodeled, including a new loading dock area and possibly a new access way from Sunset Drive. Parking at Surf and Sand could also be expanded. The Forest Lodge buildings could also be modified, possibly adding a second story. In addition, existing structures that may be demolished include the current DPR Offices,

some of the existing lodging units, and other unneeded facilities and infrastructure if not adaptively reused.

Construction and demolition conducted under the Asilomar State Beach and Conference Grounds General Plan could generate substantial amounts of Fugitive Dust

Dust emissions would vary from day to day, depending on the level and type of activity, silt content of the soil, and the prevailing weather. Primary sources of fugitive dust during construction would include excavation, earth movement, grading, and wind erosion from exposed surfaces.

While most of the dust associated with potential construction of various facilities would occur during the first stages of site preparation, dust would also be generated during installation of infrastructure and heavy vehicle movement over unpaved surfaces. Particularly during the initial stages of a construction project, in the absence of mitigation, construction activities may result in significant quantities of dust (more than 82 lb/day) that results in adverse impacts to local visibility and high PM10 concentrations on a temporary and intermittent basis. Implementation of Mitigation Measure Air-1 would reduce potential impacts at the program level.

With respect to exhaust emissions from construction equipment (including carbon monoxide and ozone precursors), their related emissions are included in the emissions inventory that is the basis for regional air quality plans and are not expected to impede attainment or maintenance of ozone and carbon monoxide standards in the North Central Coast Air Basin (MBUAPCD, 2002). Therefore, construction-related emissions, other than dust, would not be significant.

Toxic air contaminant emissions could also occur from diesel engines that would be used during construction and would be in the form of diesel particulate matter. The developed areas within the Resource Protection Management Zone would likely experience the most construction activity because designated uses for these areas include park operations, storage, administrative support, conference meeting rooms, and overnight lodging. Emissions of toxic air contaminants from construction activity in these areas could be significant if diesel emissions are generated in close proximity to, or immediately upwind of, sensitive receptors (i.e., permanent residences).

Because implementation information, such as locations of specific facilities and development of project-specific management plans, is not yet known, specific facilities and plans would be reviewed at the time they are proposed for implementation to determine the potential for project-specific and cumulative impacts and to identify appropriate mitigation measures.

Mitigation Measure Air-1. Potential construction air quality impacts should be reviewed at the project-level for specific facilities or management plans proposed under the Asilomar State Beach and Conference Grounds General Plan and mitigation measures shall be considered, including but not limited to requiring construction contractors to implement a dust abatement program to reduce the contribution of project construction to local respirable particulate matter concentrations. The program shall include the following specific measures:

- Water all active construction areas at least twice daily;
- Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer);
- Pave, apply water two times daily, or apply non-toxic soil stabilizers to all unpaved access roads, parking areas, and construction staging areas;
- Sweep daily with water sweepers any paved access roads, parking areas, and staging areas at construction sites;
- Sweep streets daily with water sweepers if visible soil material is carried onto adjacent public streets;
- Limit the area of construction sites with minimal earthmoving to 8.1 acres per day and the area of construction sites with grading and/or excavation to 2.2 acres per day[9];
- Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 miles per hour;
- Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas or previously graded areas left inactive for ten days or more;
- Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.);
- Limit traffic speeds on unpaved roads to 10 miles per hour;
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways;
- Replant vegetation in disturbed areas as quickly as possible;

[9] These limits are based on MBUAPCD's threshold of 82 lb/day of direct PM10 emissions in the *CEQA Air Quality Guidelines*, 2002. The limits are intended for screening purposes and do not represent a definitive significance threshold.

- Operate stationary diesel equipment as far as possible from sensitive receptors located in close proximity or immediately upwind; and,
- Phase construction projects in such a manner that minimizes the area of surface disturbance (e.g., grading, excavation) and the number of vehicle trips on unpaved surfaces.

Best management practices described in Mitigation Measure Air-1 above would reduce construction-related emissions of PM10. Implementation of Mitigation Measure Air-1 would reduce temporary and localized air quality impacts from construction activities to a less than significant level at the program level. However, DPR would require examination of many specific facilities and management plans included in the Asilomar State Beach and Conference Grounds General Plan at the time they are proposed for implementation to determine if further environmental review at a more detailed project-specific and site-specific level were necessary.

Significance After Mitigation: Less than significant at the Program-level

Impact Air-2. Operational Air Quality Impacts

Implementation of the proposed General Plan would not result in an increased capacity of Asilomar State Beach and Conference Grounds, increased visitation, or an expansion of the footprint of Asilomar State Beach and Conference Grounds. There would be no change in the number or type of vehicle trips to the park (and associated vehicle emissions) and stationary source emissions would not increase as a result of facility renovation and replacement. Moreover, some goals and guidelines in the Asilomar State Beach and Conference Grounds General Plan would have the potential to reduce vehicle emissions associated with operation of the park. The traffic and circulation guidelines of the Asilomar State Beach and Conference Grounds General Plan aim to reduce vehicle use within the park by concentrating automobile circulation away from the historic core of the park and enhancing pedestrian and bicycle circulation. In addition, the operation and facilities guidelines encourage the use of solar and other non-fuel dependent energy sources in facilities that are replaced or renovated under the Asilomar State Beach and Conference Grounds General Plan, which has the potential to reduce stationary source emissions as well.

Thus, emission levels generated by motor vehicle trips and stationary sources associated with operation of the park would not increase; however, because implementation information, such as locations and designs of specific facilities and development of project-specific management plans, is not yet known, emissions generated by the operation of these facilities could result in a potentially significant impact to air quality. Implementation of Mitigation Measure Air-2 would reduce the potential impact to less than significant at the program

level. Since specific facilities and plans would be reviewed at the time they are proposed for implementation to determine the potential for project-specific impacts and to identify appropriate mitigation measures.

Mitigation Measure Air-2. Potential operational air quality impacts should be reviewed at the project-level for specific facilities or management plans proposed under the Asilomar State Beach and Conference Grounds General Plan and mitigation measures considered shall include, but not be limited to:

- Pave all roads and parking areas that will be used by motor vehicles to limit fugitive dust (PM10) emissions;
- Work with local public transit agencies to offer schedules that meet park use demand and allow bikes and other recreational equipment on their routes to and from the park; and
- Provide reserved and preferentially located carpool/vanpool parking spaces.

Implementation of measures described above would reduce the program level potential operational air quality impacts associated with the implementation of the Asilomar State Beach and Conference Grounds General Plan. However, DPR would require examination of many specific facilities and management plans included in the Asilomar State Beach and Conference Grounds General Plan at the time they are proposed for implementation to determine if further environmental review at a more detailed project-specific and site-specific level were necessary.

Significance After Mitigation: Less than Significant at the Program-level

BIOLOGICAL RESOURCES

Threshold

A project would normally result in a significant biotic resources impact if it would:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to,

marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;

- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Impacts and Mitigation

Impact Bio-1. Potential Effects to Native Habitats and Species

Implementation of the proposed General Plan would apply management zoning to the park that could include new facilities (e.g., administration center, operations center, lodging and conference facility), improvements to existing facilities (e.g., Forest Lodge buildings), and path and road improvement and/or development. Localized, minor, short-term, temporary effects on native habitats and species could occur from construction activities for facilities. Effects would be related to heavy equipment and construction activities and could include soil compaction, dust, vegetation removal, wildlife harassment or mortality, root damage, erosion, and introduction and spread of non-native species. Construction effects on native habitats and species would be site-specific short-term and long-term negative effects.

Implementation of The Plan would provide increased protection for native habitats and species. The historic landscape would be preserved and where opportunities arise, the forest would be restored and, if possible, expanded to permit a continuous canopy. Establishment of the Resource Protection Management Zone would protect natural resources while providing a diverse visitor experience. Implementation of the goals and guidelines within the Resource Protection Management Zone includes restoring native plant communities and controlling invasive plant species.

Possible future actions (e.g., construction of new facilities) that could occur under the proposed zoning, would be subject to the goals and guidelines of The Plan, which would guide how the action could be implemented. Implementation of the Biotic Resource guidelines would site development away from sensitive resources, ensure that sensitive resource surveys are conducted, restore native plant communities, reduce impacts on intact native plant communities, minimize

the spread of non-native invasive species and ensure that landscaping consists of native species. Implementation of the Biotic Resource Guidelines would reduce potential impacts of zoning on native habitats and species to less than significant levels at the program level. Implementation of Geologic Hazard and Hydrology guidelines would reduce soil erosion.

Implementation of Mitigation Measure Bio-1 would further reduce potential impacts on native habitats to less than significant at the program level by minimizing wildlife harassment and mortality, and reducing root damage. Implementation of the Air Quality mitigation measures would minimize dust during construction activities at the program level. Because specific implementation information, such as locations of specific facilities and development of project-specific management plans, is not yet known, DPR would review specific facilities and plans at the time they are proposed for implementation to determine potential project-specific impacts and to identify appropriate project-specific mitigation measures. Implementation of the goals and guidelines along with Mitigation Measure Bio-1 would reduce the impact on native habitats and species to less than significant at the program level due to application of management zoning.

Mitigation Measure Bio-1. Potential effects to native habitats and species should be reviewed at the project-level for specific facilities or management plans proposed under General Plan and mitigation measures considered shall include, but not be limited to:

- Conduct construction phase vegetation and wildlife surveys as warranted.
- Site and design facilities/actions to avoid adverse effects to sensitive vegetative communities and wildlife habitats. If avoidance is infeasible, minimize or compensate adverse effects as appropriate.
- Implement a compliance-monitoring program in order to stay within the parameters of CEQA and other pertinent regulations. The compliance-monitoring program would oversee these mitigation measures and would include reporting protocols.
- Implement a project-related natural resource protection program. Standard measures could include biological monitoring, erosion and sediment control, use of fencing or other means to protect sensitive resources adjacent to construction, topsoil salvage, and revegetation. This could include specific construction monitoring by resource specialists as well as treatment and reporting procedures.
- Implement a construction-related non-native invasive species control program. Standard measures could include the following elements: ensure construction-related equipment arrives on-site free of mud or seed-bearing

material, use native seeds and straw material to the extent feasible, identify and treat areas of non-native invasive species prior to construction (e.g., topsoil segregation, storage, herbicide treatment), and revegetate with appropriate native species.

- Implement a tree infestation management plan. Objectives of the program could include, but is not limited to: determining appropriate disposal methods; developing disease-resistant trees; and enabling disease-tolerant trees to thrive in native stands of ecologically sufficient size.

- Develop and implement revegetation plans for disturbed areas and require the use of native species. Revegetation plans should specify seed/plant source, seed/plant mixes, soil preparation, etc. Salvage vegetation should be used to the extent possible. Plans should include methods for implementation, performance standards, monitoring criteria, and adaptive management techniques.

- Implement design practices that reduce forest fragmentation and result in enhancement of forest resources when developing new facilities or modifying existing facilities, including the following:

  – If possible, create or expand existing forested buffer areas or bio-corridors within the proposed development area;

  – Maintain or reduce existing development coverage (developed footprint).

Implementation of the mitigation measures described above would reduce the potential program-level effects to native habitats associated with the implementation of the General Plan. However, DPR would require examination of many specific facilities and management plans included in the General Plan at the time they are proposed for implementation to determine if further environmental review at a more detailed project-specific and site-specific level were necessary.

Significance After Mitigation: Less than significant at the Program-level

Impact Bio-2. Potential Effects on Special-status Species

Implementation of the proposed General Plan could include pathway improvements and/or development, new facilities and improvements to existing facilities. These actions could affect special-status species, including, special-status bats and birds, black legless lizard, and park identified special-status plant species. Effects would be related to night lighting during operations, trampling, dust, heavy equipment, and construction activities and could result in direct

removal of habitat, harassment or mortality, and introduction and spread of non-native species.

The implementation of The Plan, including goals and guidelines, would protect special-status species. Within the Resource Protection Management Zone, habitat for special-status species may be enhanced and expanded. Implementation of Biotic Resource guidelines protecting special-status species would avoid or reduce impacts related to trampling, heavy equipment and construction activities to less than significant at the program level within the management zone. Additionally, the health of the natural forest would be improved. Implementation of Air Quality mitigation measures would minimize dust during construction activities at the program level.

Implementation of Mitigation Measure Bio-1 and Mitigation Measure Bio-2 would further reduce potential impacts to less than significant at the program level. Because implementation information, such as locations of specific facilities and development of project-specific management plans, is not yet known, DPR would review specific facilities and plans at the time they are proposed for implementation to determine potential project-specific impacts and to identify appropriate project-specific mitigation measures.

Mitigation Measure Bio-2. Potential impacts to special status species should be reviewed at the project-level for specific facilities or management plans proposed under the General Plan and mitigation measures considered shall include, but not be limited to:

- Conduct surveys for special status species as warranted during the period of identification;
- Establish appropriate buffer zones for special status species and/or their habitat prior to construction activities as determined by a qualified biologist and in consultation with the appropriate resource agencies as necessary;
- Site and design facilities/actions to avoid adverse effects to special status species. Consult with the appropriate resource agencies as required;
- Minimize night lighting, and when necessary, lighting shall be shielded and directed downward; and,
- Install habitat protection fencing around construction sites to protect adjacent natural resources.
- Develop and implement restoration and/or monitoring plans as warranted for temporarily disturbed undeveloped sites. Plans should include methods for implementation, performance standards, monitoring criteria, and adaptive management techniques.

Implementation of the mitigation measure described above would reduce the potential program-level special-status species impacts associated with the implementation of the General Plan. However, DPR would require examination of many specific facilities and management plans included in the General Plan at the time they are proposed for implementation to determine if further environmental review at a more detailed project-specific and site-specific level were necessary.

Significance After Mitigation: Less than significant at the Program-level

Impact Bio-3. Potential Effects due to Public Access and Use

Implementation of the proposed General Plan would apply management zoning to the park that could allow pathway improvements and/or development, new public facilities and improvements to existing facilities. Since there is no increase in building capacity or footprint, the level of public use would remain about the same. Management zoning would strive to increase the compatibility between visitor use and protection of natural resources. Implementation of the goals and guidelines for Biotic Resources, Aesthetic Resources and Recreational Uses advocating public education regarding appropriate visitor use activities, would protect natural habitat from active recreation or interpretive facilities.

Since implementation information, such as locations of specific facilities and development of project-specific management plans, is not yet known, DPR would review specific facilities and plans at the time they are proposed for implementation to determine potential project-specific impacts and to identify appropriate project-specific mitigation measures.

CULTURAL RESOURCES

Threshold

A project would have significant adverse impacts to cultural resources if the project would:

- Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Section 15064.5;
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5;
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or,
- Disturb any human remains, including those interred outside of formal cemeteries.

Impacts and Mitigation

Impact Cul-1. Impacts to Currently Unknown Cultural Resources

Numerous archaeological sites have been identified within the boundaries of Asilomar State Beach and Conference Grounds. The largest site, CA-MNT-1732, appears to be the vestiges of a prehistoric village located within the Asilomar Conference Grounds that was surveyed by Moss (1993). Nevertheless, much of the integrity of this site and others has been undermined by coastal erosion and development. Unlike other beach shorelines in Monterey (e.g. Fort Ord) the beach areas at Asilomar appear to have previously been a location for food procurement and processing by prehistoric inhabitants, owing much to the accessibility to shellfish and other marine resources. These sites have been documented thoroughly, albeit many years ago. However, because the park itself has not been intensively surveyed for the purposes of this General Plan, unidentified or subsurface cultural resources could be affected by potential facilities construction and maintenance operations. Further, the park also may still contain potentially significant historic resources that have yet to be evaluated individually. Additionally, the adaptive reuse or modification of existing buildings can cause adverse affect to these resources. Implementation of the proposed General Plan would apply management zoning to the park which could result in the addition of new facilities. The implementation of future action within the park, such as locations of specific facilities within the development zones must be established before adequate mitigations may be assigned to address specific cultural resource issues. However, the evaluation of the specificity allowed at the General Plan level indicates that future actions can be mitigated to a less than significant level with the implementation of Mitigation Measure Cul-1.

Mitigation Measure Cul-1. Potential archaeological resources impacts should be reviewed at the project-level for specific facilities proposed under the Asilomar State Beach and Conference Grounds General Plan and mitigation measures considered shall include, but not be limited to:

- Subject projects to site-specific planning and compliance in accordance with local, state, and federal cultural resource protection laws.
- In an effort to avoid impacts to traditional cultural properties, consult with Native American contacts provided by the Native American Heritage Commission.
- Conduct a comprehensive survey for archeological sites, traditional resources, historic sites, structures, and cultural landscape resources as warranted. Surveys and reports shall be prepared in compliance with the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

- Historic structure reports should be prepared for all of the Morgan and Warneke designed buildings.
- Construction, maintenance, adaptive reuse, or improvements of historic structures of assumed significance shall be conducted in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (36 CFR Part 68) and approved historic structure reports.
- In the event cultural resources are encountered on the park during the course of construction the findings shall be examined by a qualified archaeologist. If the finding is determined to be an historical or unique archaeological resource, avoidance measures or appropriate mitigation shall be implemented. Recommendations can then be made for any appropriate procedures to either further investigate or mitigate impacts to those cultural resources that have been encountered. As provided in the CEQA Guidelines, Section 15064.5(f), work could continue on other parts of the park while historical or unique archaeological resource mitigation (if necessary) takes place.

Implementation of the requirements described above would reduce the potential cultural resources impacts associated with the implementation of the General Plan. However, DPR would require examination of many specific facilities at the time they are proposed for implementation to determine the nature of subsequent environmental review at a more detailed project-specific and site-specific level.

Significance After Mitigation: Less than significant at the Program-level

Impact Cul-2. Paleontological Impacts

No paleontological sites have been recorded within the boundaries of Asilomar State Beach and Conference Grounds, while a number of sites have been identified in upland areas of Monterey. Given the dynamic state of the beach and due to coastal erosion, it is unlikely that there are significant deposits of fossil material at Asilomar State Beach and Conference Grounds. Nevertheless, significant assemblages of fossil remains are possible even in areas designated as having low-potential for resources. Therefore, potential impacts to unidentified paleontological resources can be mitigated to less than significant with the implementation of Mitigation Measure Cul-2.

Mitigation Measure Cul-2. Potential paleontological resources impacts should be reviewed at the project-level for specific facilities proposed under the Asilomar State Beach and Conference Grounds and mitigation measures considered shall include, but not be limited to:

- DPR shall notify a qualified paleontologist of unanticipated discoveries and subsequently document the discovery as needed. In the event of an

unanticipated discovery of a breas, true, and/or trace fossil during construction, excavations within 100 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find.

Significance After Mitigation: Less than significant at the Program-level

Impact Cul-3. Potential adverse affects to undocumented human remains can be caused by ground disturbance associated with park development.

Human remains or funereal goods are not anticipated to occur within the Asilomar State Beach and Conference Grounds. However, this does not preclude the existence of burials of any kind from being identified on the park during potential construction or maintenance. Implementation of Mitigation Measure Cul-3, would reduce the potential impact to less than significant at the program level. Because implementation information, such as locations of specific facilities and development of project-specific management plans, is not yet known, specific facilities and plans would be reviewed at the time they are proposed for implementation to determine the potential for project-specific impacts and to identify appropriate mitigation measures.

Mitigation Measure Cul-3. Potential human remains disturbance impacts should be reviewed at the project-level for specific facilities proposed under the General Plan and mitigation measures considered shall include, but not be limited to:

- In the event of discovery or recognition of any human remains on the site, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of Monterey County has been contacted, per Section 7050.5 of the California Health and Safety Code. If the coroner determines that the human remains are of Native American origin, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the Native American Heritage Commission (Pub. Res. Code Sec. 5097).

Significance After Mitigation: Less than significant at the Program-level

GEOLOGY, SOILS AND SEISMICITY

Threshold

A significant geology, soils and/or seismicity impact would be expected to occur if the project would:

- Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

  i) Rupture of known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault;

  ii) Strong seismic ground shaking;

  iii) Seismic-related ground failure, including liquefaction; or

  iv) Landslide.;

- Result in substantial soil erosion or the loss of topsoil;

- Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse;

- Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property; or,

- Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

Impacts and Mitigation

Impact Geo-1. Potential Seismic Impacts

Implementation of the proposed General Plan could result in the addition of new facilities that would be subjected to strong ground shaking in the event of a nearby earthquake, which could expose people or structures to adverse effects, including the risk of loss, injury or death as a result of seismic ground shaking or earthquake induced settlement.

Several active faults are located in the Monterey region, as previously discussed. Seismic activity on these faults could generate ground shaking intensities of 0.4 to 0.5g throughout the park. Ground shaking could cause damage to new or existing facilities, although existing facilities are most susceptible to damage due to antiquated building methods used during their construction.

Implementation of Guidelines GEO-1 and GEO-2, and Mitigation Measure Geo-1 would reduce potential impacts to less than significant at the program level. Since implementation information, such as design plans for specific facilities is not yet known, facilities would be reviewed at the time they are proposed for implementation to determine the potential for project-specific impacts and to identify appropriate mitigation measures.

Mitigation Measure Geo-1. Potential seismic impacts shall be reviewed at the project-level for specific facilities proposed under the General Plan and mitigation measures shall include, but not be limited to:

- Site-specific geotechnical investigations shall be performed before final designs of any project facilities. The studies shall assess seismic hazards and soil suitability, in accordance with Monterey County requirements.
- Recommendations provided in these investigations shall be implemented.
- Project facilities shall be constructed in accordance with Uniform Building Code and California Building Code design standards.

Implementation of mitigation measures described above would reduce the potential program-level seismic impacts associated with implementation of the General Plan. However, DPR would require examination of many specific facilities included in the General Plan at the time they are proposed for implementation to determine if further environmental review at a more detailed project-specific and site-specific level were necessary.

Significance After Mitigation: Less than significant at the Program-level

Impact Geo-2. Potential Erosion Impacts

Implementation of the proposed General Plan could result in the addition of new facilities, demolition of existing facilities, road construction, and implementation of habitat management. Potential site development would require removal of vegetative cover and grading in some areas of the park. During grading activities, bare soil would be subject to erosion from rain and wind.

The reduction of overall permeable area could also increase erosion potential by leading to greater water runoff rates and concentrated flows that have greater potential to erode exposed soils. The effects of excessive erosion range from nuisance problems that require additional maintenance, such as increased siltation in storm drains, to extreme cases where water courses are down cut and gullies develop, which can eventually undermine adjacent structures or vegetation.

Implementation of the vegetation management plans within the undeveloped dunes of the Asilomar State Beach and Conference Grounds could also expose soils to erosion hazards through removal of existing invasive species and potential creation of bare, unvegetated dune slopes. Additionally, dune formations found on the coast are highly mobile and subject to landslides and erosion. Steep slopes and wave action contribute to the high rates of erosion.

Soil erosion from construction sites would be addressed through implementation of a Storm Water Pollution Prevention Plan or compliance with measures identified in the California Stormwater Quality Association Stormwater Best Management Practice Handbook for Construction. Additionally, implementation of Geology Guidelines GEO-3 and GEO-4, and Mitigation Measure Geo-2 would reduce the potential impact to less than significant at the program level. Since specific implementation information is not yet known, facilities and vegetation management plans would be reviewed at the time they are proposed for implementation to determine the potential for project-specific impacts and to identify appropriate mitigation measures.

Mitigation Measure Geo-2. Potential erosion impacts shall be reviewed at the project-level for specific facilities or vegetation management plans proposed under the General Plan and mitigation measures shall include but not be limited to:

- Final Grading Plans shall be designed to minimize soil erosion potential.
- Steep slopes shall be vegetated to reduce erosion potential. Dune areas that are denuded through removal of invasive species shall be promptly revegetated.
- Site designs should discourage walking or biking on unimproved, steep slopes.
- Conceptual Drainage Plans shall be prepared to accompany grading permit applications.
- A revegetation plan shall be developed to minimize erosion potential in areas disturbed by construction activities.
- Monitor and document the seismic and geologic processes affecting the park and its resources, including seacliff retreat, landslides, beach elevation, and beach width, to the extent feasible.
- Revise area and site-specific facility and use plans as necessary and appropriate (i.e., work towards relocating facilities planned in areas that may be threatened by coastal erosion, based on monitored rates of seacliff retreat).

- Coordinate with the various agencies studying storm damage and beach erosion problems of Monterey Bay to develop regional nonstructural solutions to beach erosion problems. If supplemental protection is required, consider utilizing beach replenishment as an ongoing, nondestructive solution that also results in a more substantial recreational land base.

- Undertake structural protective measures only if nonstructural measures (i.e., facility relocation, setback, redesign, biotechnical stabilization, or beach replenishment) are not feasible. If a protective structure is constructed (riprap, rock revetment, seawall, etc.), do not:

  - Significantly reduce or restrict beach access
  - Adversely affect shoreline processes or sand supply
  - Significantly increase erosion on adjacent properties
  - Cause harmful impacts on vegetation, wildlife, or fish habitats
  - Place further than necessary from the structure requiring protection
  - Create a significant visual intrusion

Implementation of design measures and plans, as described above, would reduce the potential program-level erosion impacts associated with the implementation of the General Plan. However, DPR would require examination of specific facilities and vegetation management plans included in the General Plan at the time they are proposed for implementation to determine if further environmental review at a more detailed project-specific and site-specific level were necessary.

Significance After Mitigation: Less than significant at the Program-level

<u>Impact Geo-3.</u> Potential Soils Impacts Related to Septic Systems

The park is in the area served by the Monterey County Wastewater Treatment Plant. The park does not include septic tanks or alternative waste disposal systems. Implementation of the General Plan could result in the addition of new facilities and if there is increased public use that may generate additional wastewater. This may necessitate new connections to the existing sewer system. However, if any future development within the park did require installation of septic systems to accommodate wastewater generated on site in areas not connected to the County sewer system, soil stability impacts could occur. However, since there is no net increase in lodging or meeting capacity proposed, no increase in public use is expected associated with the proposed General Plan. In any case, implementation of Mitigation Measure Geo-3 would reduce the potential impact to less than significant at the program level. Since implementation information, such as specific designs for the proposed restroom facility near the State Beach is not yet known, facilities would be reviewed at the

time they are proposed for implementation to determine the potential for project-specific impacts and to identify appropriate mitigation measures.

Mitigation Measure Geo-3. Potential soils impacts related to septic systems shall be reviewed at the project-level for specific facilities proposed under the General Plan and mitigation measures shall include but not be limited to:

- If septic systems are needed, they shall be designed to comply with Monterey County and RWQCB design requirements.

Implementation of the design measure described above would reduce the potential program-level soil impacts related to septic systems associated with the implementation of the General Plan. However, DPR would require examination of many specific facilities included in the General Plan at the time they are proposed for implementation to determine if further environmental review at a more detailed project-specific and site-specific level were necessary.

Significance After Mitigation: Less than significant at the Program-level

HAZARDS AND HAZARDOUS MATERIALS

Threshold

A project would normally result in significant hazards and hazardous materials impact if it would:

- Involve a substantial risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation);
- Contain sites that are included on the *Hazardous Waste and Substances Sites List* and, as a result, create a significant hazard to the public or the environment;
- Expose people to existing sources of potential hazards, including hazardous materials;
- Create a public health hazard or potential public health hazard;
- Potentially interfere with an emergency response plan or emergency evacuation plan; or,
- Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas.

Impacts and Mitigation

Impact Haz-1. Potential Construction Phase Hazardous Materials Impacts

Implementation of the proposed General Plan could result in the addition of new facilities, and demolition of existing structures. Construction activities would require the use of certain potentially hazardous materials such as fuels, oils, paints, and solvents. These materials would generally be used for excavation equipment, generators, and other construction equipment and would be contained within vessels engineered for safe storage. Spills during onsite fueling of equipment or upset conditions (i.e., puncture of a fuel tank through operator error or slope instability) could result in a release of fuels or oils into the environment. Storage of large quantities of these materials at the construction sites is not anticipated.

Additionally, the proposed General Plan could allow construction and demolition activities in the vicinity of the former UST located at the Corporation Yard. Specifically, the General Plan proposes demolition of the existing corporation yard and possible construction of new administrative facilities. Although DPR received regulatory closure for this UST from the Environmental Health Division of the Monterey County Health Department, excavation activities at or immediately adjacent to the former UST may potentially encounter hydrocarbon-impacted soils.

Implementation of Mitigation Measure Haz-1 would reduce the potential impact to less than significant at the program level. Because implementation information is not yet known, specific facilities would be reviewed at the time they are proposed for implementation to determine the potential for project-specific impacts and to identify appropriate mitigation measures.

Mitigation Measure Haz-1. Potential construction phase hazards and hazardous materials impacts shall be reviewed at the project-level for specific facilities proposed under the General Plan, and mitigation measures shall include but not be limited to:

- DPR shall incorporate into its construction contract specifications the requirement that if known or previously unidentified hazardous substances are encountered during construction (such as hydrocarbon-impacted soils near the former UST) the contractor has a contingency plan for sampling, analysis and disposal of potentially hazardous substances, and coordination with the appropriate regulatory agencies. Prior to implementation of excavation activities occurring at or immediately adjacent to the former UST location, the contractor shall prepare and implement a health and safety plan to address potential construction worker exposure to hydrocarbon

impacted-soils. Any site investigations or remediation shall be performed in accordance with applicable laws.

- Projects that exceed one acre in size shall comply with all Stormwater Pollution and Prevention Plan (SWPPP) hazardous materials storage, handling, and use requirements, as outlined in Hydrology Impact and Mitigation Measure Hyd-1 of this document.

- DPR shall incorporate into construction contract specifications the requirement that construction staging areas be designed to contain runoff so that contaminants such as oil, grease, and fuel products do not drain towards receiving waters and soils. Heavy-duty construction equipment should not be stored overnight adjacent to a potential receiving water or high-use recreation area; however, if necessary, drip pans shall be placed beneath the machinery engine block and hydraulic systems.

Implementation of the measures described above would reduce the potential program-level construction phase hazardous materials release impacts associated with the implementation of the General Plan. However, DPR would require examination of many specific facilities included in the General Plan at the time they are proposed for implementation to determine if further environmental review at a more detailed project-specific and site-specific level were necessary.

Significance After Mitigation: Less than significant at the Program-level

Impact Haz-2. Potential Demolition Phase Hazardous Materials Impacts

Implementation of the proposed General Plan could result in demolition of existing structures. No assessments for the presence of lead-based paint or asbestos in these structures have be performed. Based on the age and nature of these structures, existing buildings may contain these substances. Asbestos is a naturally occurring fibrous material used as a fireproofing and insulating agent in building construction before such uses were banned by the Environmental Protection Agency (EPA) in the 1970s. Similarly, lead-based paint was commonly applied on interior and exterior structural surfaces prior to being banned by the EPA in 1978.

Asbestos is regulated both as a hazardous air pollutant under the Clean Air Act and as a potential worker safety hazard under the authority of Cal-OSHA. Lead-based paint is classified as a hazardous waste if the lead content exceeds 1,000 parts per million. Additionally, lead-based paint chips can pose a hazard to workers and adjacent sensitive land uses. Demolition or renovation activities may therefore expose the public and construction workers to these substances.

Implementation of Mitigation Measure Haz-2 would reduce the potential lead-based paint and asbestos impacts to less than significant at the program level. Because specific implementation information is not yet known, facilities would be reviewed at the time they are proposed for implementation to determine the potential for project-specific impacts and to identify appropriate mitigation measures.

Mitigation Measure Haz-2. Should lead-based paint and asbestos surveys determine these substances are present in buildings slated for demolition, abatement activities shall occur prior to the renovation and demolition activities and comply with all federal, state, and local regulations regarding removal and handling of lead-based paint and asbestos. Potential mitigation measures shall include but not limited to:

- Asbestos removal activities shall be conducted by a California-licensed asbestos abatement contractor, and appropriate notifications to the state Occupational Health and Safety Administration (OSHA) and Monterey Bay Unified Air Pollution Control District shall occur. Demolition wastes containing asbestos shall be disposed of in accordance with federal and state waste disposal requirements. All federal and state OSHA regulations shall be followed.

DPR would require examination of specific facilities included in the General Plan at the time they are proposed for implementation to determine if further environmental review at a more detailed project-specific and site-specific level were necessary.

Significance After Mitigation: Less than significant at the Program-level

Impact Haz-3. Park Operations Hazardous Materials Impacts

Continued use of engine oils, paints, fertilizers, and other hazardous materials are anticipated as part of the regular park maintenance. The overall amount of hazardous materials used and stored at Asilomar State Beach and Conference Grounds could increase somewhat from existing levels due to new development and the proposed creation of a new operational plant. Asilomar State Beach and Conference Grounds would continue to comply with it's existing hazardous waste and hazardous materials permits issued by the DTSC and Environmental Health Division of the Monterey County Health Department.

Implementation of Mitigation Measure Hydro-1 would further reduce potential hazardous materials impacts associated with long-term park operation to less than significant at the program level. Since specific implementation information is not yet known, facilities would be reviewed at the time they are proposed for

implementation to determine the potential for project-specific impacts and to identify appropriate mitigation measures.

HYDROLOGY AND WATER QUALITY

Threshold

A significant water quality and/or hydrology impact would be expected to occur if the project would:

- Violate any water quality standards or waste discharge requirements;
- Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there should be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted);
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site;
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site;
- Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems;
- Otherwise substantially degrade water quality;
- Place within a 100-year flood hazard area structures that would impede or redirect flood flows; or,
- Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

Impacts and Mitigation

<u>Impact Hydro-1.</u> Potential Water Quality Impacts

Implementation of the proposed General Plan could result in the construction of new facilities, demolition of existing facilities, construction of new parking areas, and roadway improvements. Construction and demolition activities could

increase the potential for spills of hazardous materials and expose soils to wind and rain erosion, potentially resulting in sedimentation and increased pollutant levels in storm water runoff. Increased development[10] associated with the creation of parking lots and operation management yards could reduce water quality in storm water runoff.

Implementation of the proposed General Plan could also include the implementation of vegetation management plans, including a program to eradicate invasive, non-native vegetation species in dune habitat within Asilomar State Beach and Conference Grounds. Removal of existing vegetation without prompt replanting efforts could expose bare soils to erosion.

Implementation of Mitigation Measure Hydro-1, Geo-2, and Haz-1 would reduce potential water quality impacts to less than significant at the program level. Because specific implementation information, facility design and development of vegetation management plans, is not yet known, specific facilities and plans would be reviewed at the time they are proposed for implementation to determine the potential for project-specific impacts and to identify appropriate mitigation measures.

Mitigation Measure Hydro-1. Potential water quality impacts shall be reviewed at the project-level for specific facilities proposed under the General Plan, and mitigation measures shall include but not be limited to:

- For project sites that meet or exceed one acre in size, DPR shall apply for coverage under the State Water Resources Control Board General Construction Permit, in accordance with the National Pollutant Discharge Elimination System Program (NPDES). In accordance permit regulations, Storm Water Pollution Prevention Plans (SWPPP) shall be developed that minimize potential increases in sedimentation or pollutants in storm water runoff generated from construction sites. The SWPPP shall incorporate best management practices related to erosion and pollution prevention, and incorporate features such as an erosion control plan, spill prevention plan, and hazardous materials storage, use and handling protocol.

- For project sites less than one acre in size, DPR shall comply with erosion control and pollution prevention measures identified in the California Stormwater Quality Association (CASQA), Stormwater Best Management Practice Handbook for Construction (CASQA, 2003a).

[10] Development can increase pollutant loads in runoff from construction activities, landscape irrigation, storm water, and illicit dumping. Pollutants of concern include sediment, nutrients, bacteria and viruses, oxygen demanding substances, oil and grease, metals, pesticides, and trash. Public parks contribute substantial amounts of trash and pollutants associated with parking lots. Paved surfaces, parking lots, and gutter designs promote the collection and concentration of pollutants.

- New facilities shall include water quality control features such as detention basins and vegetated buffers, to prevent pollution of adjacent water resources by runoff wherever feasible. Water quality protection standards and control measures described in the Central Coast Regional Water Quality Control Board's Basin Plan, and CASQA California Storm Water Best Management Practice Handbook for New Development and Redevelopment shall be implemented to the maximum extent possible (CASQA, 2003b). For example, parking lots shall be equipped with pollution prevention measures, such as grease traps.
- Operational best management practices for street cleaning, litter control, catch basin and grease trap cleaning shall be routinely implemented to prevent water quality degradation.
- Minimize operational use of chemical pesticides, oils and lubricants, and other chemicals/hazardous materials to the extent possible.

Implementation of the features, systems, and practices described above would reduce the potential program-level water quality impacts associated with the implementation of the General Plan. However, DPR would require examination of specific facilities included in the General Plan at the time they are proposed for implementation to determine if further environmental review at a more detailed project-specific and site-specific level were necessary.

Significance After Mitigation: Less than significant at the Program-level

Impact Hydro-2. Storm Water Runoff Impacts

Implementation of the proposed General Plan could result in the construction of new facilities, demolition of existing facilities, construction of new parking areas, and roadway improvements. If implemented, newly constructed facilities could result in increased impervious surface areas[11] that would increase runoff.

Implementation of Mitigation Measure Hydro-2 would reduce the potential impact associated with increased volume and rates of storm water runoff to less than significant at the program level. Since implementation information, such as locations of specific facilities and development of project-specific management plans, is not yet known, specific facilities and plans would be reviewed at the time

[11] Storm water runoff is influenced by rainfall intensity, ground surface permeability, watershed size and shape, and physical barriers. The introduction of impermeable surfaces greatly reduces natural infiltration, allowing for a greater volume of runoff. In addition, paved surfaces and drainage conduits can accelerate the velocity of runoff, concentrating peak flows in downstream areas faster than under natural conditions. Significant increases to runoff and peak flow can overwhelm drainage systems and alter flood elevations in downstream locations. Finally, increased runoff velocity can promote scouring of existing drainage facilities, reducing system reliability and safety.

they are proposed for implementation to determine the potential for project-specific impacts and to identify appropriate mitigation measures.

Mitigation Measure Hydro-2. Potential runoff and downstream flooding impacts should be reviewed at the project-level for specific facilities proposed under the General Plan, and mitigation measures shall include but not be limited to:

- Park improvements shall include upgrading of storm water drainage facilities to accommodate increased runoff volumes where necessary.
- A drainage plan shall be included with grading plan applications. Drainage systems shall be designed to maximize the use of detention basins, vegetated areas, and velocity dissipaters to reduce peak flows where possible, in accordance with CASQA California Storm Water Best Management Practice Handbook for New Development and Redevelopment shall be implemented to the maximum extent possible (CASQA, 2003b). The creation of new impervious surfaces shall be minimized to the maximum extent possible.
- Conversion of asphalt roads and paths to interlocking pavers will allow for percolation of water into the ground, thereby reducing runoff.

Implementation of storm drainage measures, as described above, would reduce the program level potential runoff and downstream flooding impacts associated with the implementation of the General Plan. However, DPR would require examination of specific facilities included in the General Plan at the time they are proposed for implementation to determine if further environmental review at a more detailed project-specific and site-specific level were necessary.

Significance After Mitigation: Less than Significant at the Program-level

LAND USE

Threshold

A significant land use impact would be expected to occur if the project would:

- Substantially disrupt or divide the physical arrangement of an established community;
- Substantially conflict with established recreational, educational, religious, or scientific uses;
- Have a substantial impact on the existing character of the vicinity;
- Convert Farmland or otherwise conflict with agricultural uses; or,
- Result in a loss of availability of mineral resources.

Land use impacts are evaluated with respect to compatibility of the proposed General Plan with the existing land uses and the potential effect the proposed policies and actions would have on land use patterns in the project vicinity.

Impacts and Mitigation

Impact Lan-1. Potential Land Use Impacts

Implementation of the proposed General Plan could result in a number of new facilities within the park. However, these new facilities would not result in any new land use activities within the park that would differ from its current activities. The General Plan management goals and guidelines, as well as the proposed management zoning, would have no substantial affect on existing communities, land uses or on the character of the vicinity of the park. However, possible future acquisition of other properties by DPR could potentially lead to land use conflicts or inconsistency with local zoning and land use ordinances that could result in significant land use impacts.

Implementation of Land Use Guidelines and Mitigation Measure Lan-1 would reduce the potential impact to less than significant at the program level. Since implementation information such as locations of specific facilities and development of project-specific management plans is not yet known, specific facilities and plans would be reviewed at the time they are proposed for implementation to determine the potential for project-specific impacts and to identify appropriate project-specific mitigation measures.

Mitigation Measure Lan-1. During subsequent planning for any potential facilities development discussed in the General Plan, consistency with the Pacific Grove General Plan and the City of Pacific Grove Local Coastal Program should be examined, and the goals and guidelines of each of these plans should be considered. Land uses contemplated within Asilomar State Beach and Conference Grounds should also be evaluated for their compatibility with adjacent land uses. If DPR acquires new properties, the land use impacts of a given piece of property should be similarly considered and evaluated.

Significance after mitigation: Less than significant at the Program-level.

NOISE ENVIRONMENT

Thresholds

A project would normally result in a significant noise impact if it would:

- Expose persons to or generate noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies;

- Expose persons to or generate excessive groundborne vibration or groundborne noise levels;
- Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project;
- Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;
- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels; or
- For a project within the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise.

Impacts and Mitigation

Impact Noi-1. Construction Noise Impacts

Implementation of the proposed General Plan could result in construction projects related to the provision of additional public use opportunities and facilities, and additional support facilities. Facilities that could be constructed under the Asilomar State Beach and Conference Grounds General Plan include new administrative facilities, a new operations center, a new mid-sized conference facility, new lodging, pathways, and underground parking. In addition, the William Penn Mott, Jr. Training Center could be remodeled and the existing kitchen facilities expanded and remodeled, including a new loading dock area and possibly a new access way from Sunset Drive. Parking at the Surf and Sand Complex might also be expanded. The Forest Lodge buildings could also be modified, possibly adding a second story. In addition, existing structures that may be demolished include the current State Park Offices, some of the existing lodging units, and other unneeded facilities and infrastructure if not adaptively reused. Construction or demolition activities associated with potential General Plan projects could generate substantial amounts of noise within proximity of individual construction sites.

The exact location and schedule of construction projects that could occur under the Asilomar State Beach and Conference Grounds General Plan are unknown at this time, but could occur at locations that would adversely affect the noise environment of off-site sensitive land uses such as residences east of the park.

Construction of the potential projects could result in temporary, intermittent increases in ambient noise levels, and could potentially result in groundborne vibration or noise levels. Construction noise levels at the project area would

fluctuate depending on the particular type, number, and duration of use of construction equipment. The effect of construction noise would depend on the volume generated and the distance between construction activities and noise-sensitive receptors. Table 4-2 shows typical noise levels during different construction stages.

TABLE 4-2
TYPICAL COMMERCIAL CONSTRUCTION NOISE LEVELS BY ACTIVITY

Construction Phase	Noise Level (dBA, Leq)[a]
Ground Clearing	84
Excavation	89
Foundations	78
Erection	85
Finishing	89

[a] Average noise levels correspond to a distance of 50 feet from the noisiest piece of equipment associated with a given phase of construction and 200 feet from the rest of the equipment associated with that phase.

Source: U.S. Environmental Protection Agency, Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances, 1971.

Table 4-3 shows typical noise levels produced by various types of construction equipment. Monterey County and the City of Pacific Grove have established noise/land use compatibility standards in their respective General Plans and noise ordinances that provide specific standards for noise.

Noise from construction equipment in the park, and haul trucks accessing the park could result in noise levels that exceed local thresholds when operated without noise controls and in areas near residences. Without noise controls and other mitigation measures, noise impacts by construction or demolition activities could have a significant temporary impact, particularly if they are located near sensitive receptors close to the park boundary. Implementation of Mitigation Measure Noi-1 would reduce the potential impact to less than significant at the program level. Since implementation information, such as locations of specific facilities and development of project-specific management plans, is not yet known, specific facilities and plans would be reviewed at the time they are proposed for implementation to determine the potential for project-specific impacts and to identify appropriate mitigation measures.

TABLE 4-3
TYPICAL COMMERCIAL CONSTRUCTION NOISE LEVELS BY EQUIPMENT TYPE

Equipment	DBA at 50 feet[a] WITHOUT CONTROLS	dBA at 50 feet[a] WITH CONTROLS[b]
Backhoe	85	75
Bulldozer	80	75
Graders	85	75
Frontend loader	79	75
Dumptrucks	91	75
Concrete Pump	82	75
Flat bed delivery truck	91	75
Crane	83	75
Pumps	76	75

[a] Estimates correspond to a distance of 50 feet from the noisiest piece of equipment and 200 feet from the other equipment associated with that phase.
[b] Implementing controls may include selecting quieter procedures or machines and implementing noise-control features requiring no major redesign or extreme costs (e.g., improved mufflers, equipment redesign, use of silencers, shields, shrouds, and ducts, and engine enclosures).

Source: U.S. Environmental Protection Agency, 1971

Mitigation Measure Noi-1. Potential construction noise impacts should be reviewed at the project-level for specific facilities or management plans proposed under the General Plan and additional mitigation measures shall considered but not be limited to:

- Implement a compliance-monitoring program in order to stay within the parameters of project-specific compliance documents. The compliance-monitoring program would oversee these mitigation measures and would include reporting protocols. The compliance-monitoring program may entail posting signs at construction sites that include permitted construction days and hours, and a day and evening contact number for the job site.

- Impact tools used for project construction shall be hydraulically or electrically powered wherever possible. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed-air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to 10 dBA. External jackets on the tools themselves shall be used where feasible, which could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.

- Noise control measures shall be applied to construction equipment. Equipment and trucks used for project construction shall utilize normal noise control techniques (e.g., mufflers in good working order).

- Construction equipment shall not be operated during sensitive times of the day. Seasonal time constraints may also need to be implemented.
- Plan construction activities so that additive noise is minimized (e.g., avoid concurrent use of loud construction equipment) that minimizes the duration in which a sensitive receptor is affected by noise.
- Take appropriate measures to control pedestrian access to active construction areas. Recreational users should be kept at a safe distance from the operation of construction equipment.
- Limit the proximity of construction noise to sensitive receptors. Stationary noise sources, such as diesel generators, shall be located as far from sensitive receptors as possible, with priority placed on the protection of off-site sensitive receptors. Haul-trucks and other construction equipment shall be restricted to routes that practicably avoid sensitive receptors, when feasible.

Implementation of requirements described above would reduce the potential program-level construction noise impacts associated with the implementation of the Asilomar State Beach and Conference Ground General Plan. However, DPR would require further examination of specific facilities and management plans at the time they are proposed for implementation to determine if further environmental review at a more detailed project-specific and site-specific level were necessary.

Significance After Mitigation: Less than significant at the Program-level

Impact Noi-2. Potential Operational Noise Impacts

Implementation of the Asilomar State Beach and Conference Grounds General Plan could result in the development of new facilities and relocation of existing stationary and mobile noise sources. While the amount and type of vehicle traffic to the park is expected to stay the same, vehicle traffic could be diverted from the main entry at Sinex Avenue to an improved South entrance.

While implementation of the Asilomar State Beach and Conference Grounds General Plan could result in the relocation of existing noise sources, it includes several components that would limit the effect of noise sources on nearby sensitive receptors. The operations and facilities guidelines, for instance, state that future facilities should have adequate setbacks from adjacent neighborhoods and encourages the use of existing topography and earth forms to separate park activities from adjacent residents. It also states that uses generating high levels of sound should be located far enough from adjacent residential areas to avoid conflicts, and that new sources of sound will be mitigated to minimize conflicts

with surrounding areas. In addition, the traffic and circulation guidelines aim to reduce the amount of vehicle use within the park and encourage improvements to pedestrian and bicycle circulation.

Given the purpose and vision of the park as a natural setting, it is not anticipated that implementation of the General Plan would result in operational activities or park uses that would generate excessive groundborne vibrations or noise levels.

While components of the Asilomar State Beach and Conference Grounds General Plan may reduce potential noise sources, potential impacts could be associated with implementation of individual projects, depending on the size and location of potential facilities and uses. Implementation of Mitigation Measure Noi-2 would reduce the potential impact to less than significant at the program level. Since implementation information, such as locations and design of specific facilities, is not yet known, specific facilities would be reviewed at the time they are proposed to determine the potential for project-specific impacts and to identify appropriate mitigation measures.

Mitigation Measure Noi-2. Potential operational noise impacts should be reviewed at the project-level for specific facilities or management plans proposed under the General Plan and mitigation measures shall be implemented as appropriate. Mitigation shall include, but not be limited to:

- The effects of noise resulting from the use or operation of relocated facilities should be analyzed to ensure consistency with relevant local noise ordinances. The design of new facilities shall incorporate specifications that prevent significant noise impacts on nearby residences.
- Operation of maintenance equipment such as mowers and landscaping equipment should abide by the local noise ordinances.
- Speed limits should be placed on roads inside the park to reduce noise levels caused by motor vehicle traffic.

Implementation of the requirements described above would reduce the potential program-level operational noise impacts associated with the implementation of the Asilomar State Beach and Conference Grounds General Plan. However, DPR would require examination of many specific facilities and management plans developed under the General Plan at the time they are proposed to determine if further environmental review at a more detailed project-specific and site-specific level were necessary.

Significance After Mitigation: Less than significant at the Program-level

OPERATIONS AND FACILITIES

Thresholds

A project would normally result in a significant noise impact if it would:

- Detectably alter the type or the quality of the facilities available to the public or to the concessionaire; or,
- Result in a detectable change in the manner or experience of the public's or concessionaire's use of the use the facilities

The impacts were evaluated by assessing the changes to operations and facilities that would be required to meet various proposed facility changes and operational requirements outlined in the General Plan. These effects were compared to existing operations, which are described in the existing conditions section.

Impacts

Implementation of the proposed General Plan could result in the relocation and addition of new facilities, demolition of existing facilities, construction of new parking areas and roadway improvements. One of the intentions of most of the proposed redevelopment activity is to improve the operational efficiency of the Asilomar Conference Grounds' activities while maintaining the visitor facilities available to the park visitors. The General Plan goals and guidelines do not propose for any overall change to the capacity of meeting, training, lodging, dining, or recreation facilities. As a result significant no impacts to the type of facilities or level of service for park visitors are expected to be associated with the General Plan's implementation.

Impact Oper-1. Potential operational impacts

Implementation of the General Plan could result in a consolidation of the concessionaire's currently dispersed operational functions (such as its administrative offices and operational functions) which would have a beneficial operational impact by facilitating oversight, management, communication and reduced equipment needs. The potential consolidation of administrative and registration facilities, as well as the potential relocation of housekeeping and maintenance facilities would likely improve access and operational efficiency as well as improving opportunities for both managerial and operational coordination and cooperation. Improved storage and a redesigned kitchen and loading dock at the Mary Ann Crocker Hall would enable food preparation to be performed more efficiently.

The potential development of a redesigned and purpose-built registration and administration facility in the Sea Galaxy and Corporation Yard would improve the concessionaire's operational capabilities. The potential new facility would both greatly facilitate the concessionaire's ability to process visitor check-ins and check-outs as well as reduce traffic congestion in the vicinity. This potential improvement coupled with the possible elimination of private vehicle use within the historic core would reduce the concessionaire's labor related to traffic management and from improved service vehicle access within the park. Potential development of a mid-sized conference facility that can be readily adapted to different group's capacity and meeting needs would also improve the concessionaire's ability to provide meeting services to a variety of groups with lesser operational and maintenance costs. These numerous potential improvements and operational efficiencies may be expected to result in higher quality service that could result in a better visitor experience of the park facilities and lower operating costs which could result in lower prices for park visitors.

Implementation of the General Plan goals and guidelines could also have a potential impact on DPR operations. The possible consolidation of DPR's administrative and the concessionaire's office in the proposed new administrative facility could improve management and cooperation between DPR and the concessionaire. Similarly, shared use the proposed new operations and maintenance facility would also facilitate cooperation and coordination between DPR and the concessionaire's facility management and maintenance programs. Implementation of the General Plan goals and guidelines could also require considerable additional management and operational responsibility of DPR staff. For example, development and performance of the prescribed vegetation management and adaptive management programs would require additional staffing to be completed. Similarly, increased interpretive programs would also require additional staff time and agency resources. However, since the General Plan guidelines will likely only be implemented when sufficient agency resources are available, this would not result in a significant impact on operations.

Significance: Beneficial impact at the Program level

TRAFFIC CIRCULATION

Threshold

A project would normally result in a significant traffic circulation impact if it would:

- Cause an increase in traffic which is substantial in relation to the existing traffic load or capacity of the street system;

- Exceed, either individually or cumulatively a level of service standard established by the county congestion management agency for designated roads or highways;
- Result in inadequate emergency access;
- Result in inadequate parking capacity; or,
- Conflict with adopted policies, plans, or programs supporting alternatives transportation.

Impacts and Mitigation

This section discusses the program-level potential for implementation of the proposed Asilomar State Beach and Conference Grounds General Plan to result in traffic flow, access and/or safety impacts, and to affect the traffic patterns and character of other circulation networks in the surrounding area. Implementation of the proposed General Plan would not change the capacity of Asilomar State Beach and Conference Grounds (i.e. meeting space, lodging units). As individual project management actions, including construction of new facilities and development of project-specific management plans, become more clearly defined, they will be subject to subsequent project-specific environmental review and accompanying traffic impact analyses. The Transportation Agency for Monterey County (TAMC) reviews all Environmental Impact Reports (EIRs) for projects that could affect transportation and traffic circulation in Monterey County; TAMC has adopted guidelines for environmental review. At the time individual facilities and Management Plans are developed and analyzed in detail, specific mitigation measures can be determined to reduce the project's impact to transportation and safety to less than significant levels. Adopted significance standards for traffic circulation and pedestrian and bicycle safety for the project-specific analysis would be determined by the appropriate jurisdiction for each roadway and intersection facility (i.e., City of Pacific Grove, Monterey County, and Caltrans). Parking requirements for project specific land uses may be subject to Zoning Code Parking Requirements of the applicable jurisdiction.

Impact Tra-1. Potential Traffic Circulation Impacts

Implementation of the proposed General Plan could result in a change in the circulation pattern in and around the park for vehicular, bicycle, and pedestrian traffic. As described in Existing Conditions and Issues, intersections in the project vicinity are operating at a satisfactory level of service (LOS D or better), and roadways serving the park are operating well below capacity. The circulation pattern could be altered by the relocation of the registration center to the southern end of the park at Asilomar Avenue and Sunset Drive (State Route 68). If so relocated, after registration, most park guests would then travel northbound

on Asilomar Avenue to their lodging quarters, making a left turn at an uncontrolled intersection north of the existing entrance at Asilomar Avenue and Sinex Avenue. Circulation patterns would also be affected if the corporation yard and housekeeping facilities are relocated in the future. The configuration of Asilomar Avenue would continue to carry two-way traffic under the new management zoning. Emergency access could be improved by prohibiting private motorized vehicles use within the historic core and reopening a second entrance to the North of the current Main Entrance.

Alteration of park-related traffic could cause current and forecast peak-hour levels of service to degrade for area roadways and intersections. In addition, the change in circulation patterns from park-related traffic could adversely affect local roadways and their adjacent land uses (both existing and land uses planned by other jurisdictions, such as the City of Pacific Grove, TAMC, and Monterey County) that would be used to access park entrance roadways.

Implementation of Mitigation Measure Tra-1 would reduce the potential impact to less than significant at the program level. Since implementation information, such as locations of specific facilities and development of project-specific management plans, is not yet known, specific facilities and plans would be reviewed at the time they are proposed for implementation to determine the potential for project-specific impacts and to identify appropriate mitigation measures.

Mitigation Measure Tra-1. Potential traffic circulation impacts should be reviewed at the project-level for specific facilities or management plans proposed under the Asilomar State Beach and Conference Grounds General Plan, and mitigation measures considered shall include, but not be limited to:

- Concurrent with the planning and development of project level facilities and management plans, conduct a traffic study for the park's components consistent with the requirements of TAMC, and other appropriate jurisdictions. Elements of the traffic study would include, but not be limited to, the following: 1) project trip generation/distribution estimate; 2) roadway, intersection and freeway mainline operations and level of service analyses; 3) an onsite circulation and access analysis; and 4) provision of mitigation measures to reduce potential project traffic impacts. Project specific mitigation would be developed base on the results of these studies.

Implementation of analysis requirements, as described above, would reduce the potential program-level traffic circulation impacts associated with the implementation of the Asilomar State Beach and Conference Grounds General Plan. However, DPR would require examination of many specific facilities and management plans included in the General Plan at the time they are proposed for implementation to determine if further environmental review at a more detailed project-specific and site-specific level were necessary.

Significance After Mitigation: Less than significant at the Program-level

Impact Tra-2. Potential Pedestrian and Bicycle Safety Impacts

Implementation of the proposed General Plan could result in a campus-like historic core with no motorized private vehicle traffic. The existing main entrance at Asilomar Avenue and Sinex Avenue could become an access point for non-motorized traffic as part of the pedestrian core; such a design would improve pedestrian and bicycle safety in the historic center. The location and design of non-motorized access points to the park, however, could result in safety hazards for both motorists and pedestrians/bicyclists at those access points, though the risk potential would be significantly less for pedestrians and bicyclists than it is currently.

Implementation of Mitigation Measure Tra-2 would reduce the potential impact to less than significant at the program level. Since implementation information, such as locations of specific facilities and development of project-specific management plans, is not yet known, specific facilities and plans would be reviewed at the time they are proposed for implementation to determine the potential for project-specific impacts and to identify appropriate mitigation measures.

Mitigation Measure Tra-2. Potential pedestrian and bicycle safety impacts would be reviewed at the project-level for specific facilities or Management Plans proposed under the Asilomar State Beach and Conference Ground General Plan, and mitigation measures considered shall include, but not be limited to:

- Upon development of project level facilities and Management Plans, an access and onsite circulation analysis shall be conducted to determine the adequacy of pedestrian and bicycle access locations and facilities. This analysis shall be prepared in accordance to design guidelines established by the City of Pacific Grove, Monterey County, and Caltrans. Components of the access and onsite circulation analysis would include consistency of pedestrian facilities with local and State design guidelines (e.g., Caltrans *Highway Design Manual*, and the Pacific Grove Zoning Ordinances). The access and onsite circulation analysis shall be circulated to and reviewed by all potential affected agencies including: the City of Pacific Grove, TAMC, Monterey County and Caltrans. Following completion and approval of the onsite circulation analysis, implement any required mitigation or requirements.

Implementation of the requirement described above would reduce the potential program-level pedestrian and bicycle safety impacts associated with the implementation of the Asilomar State Beach and Conference Grounds General Plan. However, DPR would require examination of many specific facilities and management plans included in the General Plan at the time they are proposed

for implementation to determine if further environmental review at a more detailed project-specific and site-specific level were necessary.

Significance After Mitigation: Less than significant at the Program-level

Impact Tra-3. Potential Parking Impacts

Implementation of the proposed General Plan could result in new parking areas. The actual number of parking spaces that may be developed in the management zone will require site specific planning and resource evaluation.

Although the potential mix and types of land uses and user activity that could occur in the park as a result of General Plan implementation would not increase the capacity of the park (i.e., meeting space, lodging units), the parking supply provided might be less than the parking demand. This potential for unmet parking demand could lead to hazardous pedestrian and traffic conditions as vehicles circulate in crowded parking lots, or park in unauthorized areas both inside and outside the Asilomar State Beach and Conference Grounds. Implementation of Mitigation Measure Tra-3 would reduce the potential impact to less than significant at the program level. Since implementation information, such as locations of specific facilities and development of project-specific management plans, is not yet known, specific facilities and plans would be reviewed at the time they are proposed for implementation to determine the potential for project-specific impacts and to identify appropriate mitigation measures.

Mitigation Measure Tra-3. Potential parking impacts would be reviewed at the project-level for specific facilities or management plans proposed under the Asilomar State Beach and Conference Grounds General Plan, and mitigation measures shall be implemented, including but not limited to:

- During development of project level facilities and management plans, include additional parking in development plans if warranted by parking demand study to respond to the estimated demand and to decrease traffic and circulation conflicts in the adjacent residential neighborhoods.

Implementation of the requirement described above would reduce the potential program-level parking impacts associated with the implementation of the Asilomar State Beach and Conference Grounds General Plan. However DPR would require examination of many specific facilities and management plans included in the General Plan at the time they are proposed for implementation to determine if further environmental review at a more detailed project-specific and site-specific level were necessary.

Significance After Mitigation: Less than significant at the Program-level

UNAVOIDABLE SIGNIFICANT ENVIRONMENTAL EFFECTS

Implementation of the Asilomar State Beach and Conference Grounds General Plan would not result in any unavoidable significant environmental effects.

SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Implementation of the proposed General Plan would apply management zoning to the park which could allow construction of new facilities that in turn could result in short-term, construction related impacts. These potential impacts are identified in the section above entitled “Significant Environmental Effects.” If the mitigation measures also identified in the section with the impacts are implemented, implementation of the General Plan would not result in significant irreversible environmental impacts or commitment of resources. However, the commitment of land, resources, and energy for maintenance of the project facilities would be a long-term commitment. Once individual projects have been developed, it is unlikely that circumstances would arise that could justify the return of the land occupied by the General Plan facilities to its original condition. However, DPR will rotate uses and remove, replace, or realign facilities in response to adverse impacts.

GROWTH-INDUCING IMPACTS

Growth-inducing effects are defined as those effects that could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Growth-inducing effects could result from projects that would remove obstacles to population growth. Increases in population could tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. The CEQA Guidelines also require analysis of the characteristics of projects that may encourage and facilitate other activities could significantly affect the environment, either individually or cumulatively. The Guidelines also encourage analysis of housing impacts, including displacement of substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.

The purpose of the Asilomar State Beach and Conference Grounds General Plan is to propose management zoning, goals and guidelines to improve the condition of and preserve the park’s natural and cultural resources, as well as to improve its operations and the visitor experience for park visitors. The proposed management zoning, goals and guidelines have no potential to foster population growth either directly, or indirectly, or construction of additional housing. The Plan’s potential to foster economic growth through revenue generating facilities is

minimal since no growth in Asilomar Conference State Beach and Conference Grounds' capacity or increase in its activities is proposed.

ALTERNATIVES TO THE PROPOSED ACTION

OVERVIEW

The purpose of the alternatives analysis in an EIR is to describe a range of reasonable alternatives to the project or project location that could feasibly attain the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and to evaluate the comparative merits of the alternatives (CEQA Guidelines, Section 15126.6[a]).

Additionally, Section 15126.6(b) of the CEQA Guidelines requires consideration of alternatives that could avoid or substantially lessen any significant adverse environmental effects of the proposed project, including alternatives that may be more costly or could otherwise impede the project's objectives. The range of alternatives considered must include those that offer substantial environmental advantages over the proposed project and may be feasibly accomplished in a successful manner considering economic, environmental, social, technological, and legal factors.

FACTORS IN SELECTION OF ALTERNATIVES

The CEQA Guidelines recommends that an EIR should briefly describe the rationale for selecting the alternatives to be discussed, identify any alternatives that were considered by the lead agency but were rejected as infeasible, and briefly explain the reasons underlying the lead agency's determination [CEQA Guidelines, Section 15126.6(c)].

The alternatives addressed in this EIR were selected in consideration of one or more of the following factors:

- The extent to which the alternative would accomplish most of the basic goals and objectives of the project;
- The extent to which the alternative would avoid or lessen any of the identified significant environmental effects of the project;
- The feasibility of the alternative, taking into account site suitability, economic viability, availability of infrastructure, General Plan consistency, and consistency with other applicable plans and regulatory limitations;
- The appropriateness of the alternative in contributing to a "reasonable range" of alternatives necessary to permit a reasoned choice; and,

- The requirement of the CEQA Guidelines to consider a “no project” alternative [CEQA Guidelines, Section 15126.6(e)].

Three alternatives were considered prior to developing the proposed General Plan:

- No Project Alternative
- Minimum Change Alternative
- Forest Lodge Alternative

NO PROJECT ALTERNATIVE

Description of Alternative

The No Project Alternative assumes that the existing conditions and management actions would continue, as well as what would reasonably be expected to occur in the foreseeable future if the General Plan were not approved, based on current plans and consistent with available infrastructure and community services. In this case, the No Project Alternative assumes that facilities and operations at Asilomar will remain essentially unchanged. That is, facilities (e.g. meeting rooms, registration, etc.) would not be replaced or relocated and the historic core would not be transformed into a pedestrian campus. This alternative would result in a continuation of the park’s current operational inefficiencies and circulation difficulties.

Impacts and Reasons for Rejection

The No Project Alternative would not preserve or restore cultural resources, including historic structures, improve operations or facilities, or enhance the visitor experience at Asilomar State Beach and Conference Grounds. The No Action alternative would avoid potential impacts related to construction and operation of potential future park uses and facilities, such as aesthetic resources impacts associated with installation of new facilities within park area’s with high aesthetic appeal; potential effects to native habitats associated with construction activities; and potential air quality, noise and other impacts associated with potential construction and operation of park uses and facilities. However, as discussed above, the impacts of implementation of The Plan can be reduced to a less than significant at the program level with measures identified in this EIR and further mitigation that may be required at time individual projects are implemented. Under the No action Alternative, congestion would continue to be problematic in the registration area and deficiencies in non-motorized access through the unit would continue. Degradation of cultural and natural resources would also continue. In the absence of additional natural resource management actions, the continued propagation of invasive species within the dunes as well as decline of the park’s Monterey pine forest would be expected to continue. As a result, the No Action alternative would contribute to further degrading of park

resources. This alternative would not respond to DPR's Mission Statement or the purpose and vision set forth for this Unit, related to providing for recreation opportunities and protection of resources. Therefore, this alternative was rejected.

MINIMUM CHANGE ALTERNATIVE

Description of Alternative

The Minimum Change Alternative would address the most pressing park issues including management zoning that could allow: relocation of administration and registration facilities out of its current Social Hall location (by adaptive reuse of the existing Sea Galaxy facilities); redevelopment of the existing operations and maintenance facilities at Corporation Yard; new lodging development to replace displace lodging from the Sea Galaxy group; improvement of the Mary Ann Crocker Hall kitchen facilities; reduction of private auto use within the historic core; and implementation of DPR's coastal erosion management policy.

The management zoning for this alternative would not include: construction of a new administrative and registration center consolidating concessionaire and DPR office; no development of a new mid-sized conference facility; remodeling of the William Penn Junior Mott Training Center; improvement of the condition of Asilomar Avenue; increases in the amount of parking within the park; or, include significant new natural resource protection and enhancement activities.

Impacts and Reasons for Rejection

Similar to the proposed General Plan, the Minimum Change Alternative would improve traffic circulation, restore and protect cultural resources, and improve some aspects of park operations and visitor experience. The beneficial impacts associated with the Minimum Change Alternative for these resources would be similar to those of the preferred alternative but in many cases would be less in magnitude or scope. Furthermore, under the Minimum Change Alternative, most adverse parking impacts would persist on Asilomar Boulevard. Visitor experience for park visitors would also be somewhat diminished compared to the preferred alternative.

The Minimum Change Alternative would avoid some potential impacts related to construction and operation of potential future park uses and facilities such as: aesthetic resources impacts associated with potential installation of new facilities within park areas with high aesthetic appeal; potential effects to native habitats associated with potential construction activities; and potential natural resource impacts from potential construction activities and future operation of park uses and facilities.

This alternative would not fully maintain the quality of Asilomar State Beach and Conference Grounds' natural, cultural and social resources. Furthermore, the limited extent of the operational improvements would not provide enough improvements to operations and visitor experience to realize the full potential to maintain the future quality and affordability of the Asilomar Conference Grounds' operations. Therefore, this alternative was rejected.

FOREST LODGE ALTERNATIVE

Description of Alternative

The Forest Lodge Alternative would include management zoning that would allow development of a new initial vehicle entrance at the Eastern area of the park and development of a new registration and administrative complex at the existing Forest Lodge group area. This new administrative complex could consolidate both the concessionaire's and DPR's administrative offices. Management zoning proposed under this alternative would also allow: potential redevelopment or adaptive reuse of the existing operations and maintenance facilities at Corporation Yard; possible redevelopment or adaptive reuse of the Housekeeping area; and possible development of additional lodging at the Longview group or Housekeeping area to replace lodging displace from Forest Lodge. This alternative would have no direct changes to the Sea Galaxy group.

Impacts and Reasons for Rejection

This alternative would eliminate most transportation and circulation impacts in the historic core and allow for the restoration of the pedestrian campus in that area. However, this alternative would concentrate visitor traffic impacts to the area of the Crocker and Sinex Avenues intersection which would likely have greater traffic and other impacts on the surrounding residences and businesses than the preferred alternative. The Forest Lodge alternative would also likely increase pedestrian crossing on Asilomar Avenue which could not be easily mitigated. Most other impacts associated with this alternative would be similar to those for the preferred alternative. Furthermore, this alternative would not enhance visitors' "sense of arrival" or use and experience of the Asilomar Conference Grounds' cultural resources as could be achieved under the preferred alternative. Therefore, this alternative was rejected.

CUMULATIVE IMPACTS

Cumulative environmental effects are multiple individual effects that, when considered together are considerable or compound or increase other environmental impacts. The individual effects may result from a single project or a number of separate projects and may occur at the same place and point in time or at different locations and over extended periods of time. Cumulative impacts

can result from individually minor but collectively significant projects. The purpose of this cumulative analysis is to determine whether potentially significant cumulative environmental impacts would occur from implementation of the Asilomar State Park and Conference Grounds General Plan in combination with other projects or conditions, and to indicate the severity of the impacts and their likelihood of occurrence. The CEQA guidelines require that EIRs discuss the cumulative impacts of a project when the project's incremental effect is "cumulatively considerable," meaning that the project's incremental effects are considerable when viewed in connection with the effects of past, current, and probable future projects. The discussions of cumulative impacts should include:

(1) Either: (A), a list of past, present, and probable future projects producing related or cumulative impacts; or (B), a summary of projections contained in an adopted General Plan or similar document, or in an adopted or certified environmental document, which described or evaluated conditions contributing to a cumulative impact;

(2) A discussion of the geographic scope of the area affected by the cumulative effect;

(3) A summary of expected environmental effects to be produced by these projects; and

(4) Reasonable, feasible options for mitigating or avoiding the project's contribution to any significant cumulative effects.

The proposed General Plan would apply management zoning to the park that could allow in new or redeveloped facilities. The project-level implementation schedule for envisioned facilities at Asilomar is not known at this time; therefore, a definitive list of specific cumulative projects at Asilomar cannot be prepared. Generally, cumulative projects would include any activities at Asilomar State Beach and Conference Grounds, as well as projects located within the City of Pacific Grove, the City of Monterey and projects sponsored by the Transportation Agency for Monterey County. Regional development could be considered cumulatively with implementation of the Asilomar State Beach and Conference Grounds General Plan, where such development relates to regional traffic and transportation, air quality, and habitat conservation; such effects could be cumulatively considerable.

Because specific plans timelines for implementation of facilities that could be developed under the general plan are not known and many of the projects within the adjacent jurisdictions are not fully developed or designed, assessing the expected environmental effects that these projects would produce is speculative. However, there are two general categories of effects that could be expected. The first and most widespread would be general construction impacts, such as

temporary air quality degradation and increased erosion resulting from earth movement. However, construction impacts would be temporary and local in nature and thus unlikely to constitute cumulatively considerable contributions to cumulative significant impacts.

The second category of impacts is related to operational effects to regional traffic, air quality, and potential habitat alterations and effects on wildlife. Implementation of the general plan, in conjunction with other regional projects and ongoing regular park maintenance activities, could adversely affect resources within the park. However, implementation of mitigations described in the “Significant Environmental Effects” section would reduce any impacts, including cumulative impacts, to a less than significant level at the program-level. DPR would require examination of any specific facilities and management plans allowed under the General Plan at the time they are proposed for implementation to determine if further environmental review at a more detailed project-specific and site-specific level is necessary, including analysis of potential cumulative effects.

EFFECTS FOUND NOT TO BE SIGNIFICANT

AGRICULTURE RESOURCES

Threshold

A significant agriculture resource impact would be expected to occur if the General Plan would:

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use;
- Conflict with existing zoning for agricultural use, or a Williamson Act contract; or,
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Farmland Impacts

Asilomar State Beach and Conference Grounds is not zoned as farmland. Implementation of the General Plan would not result in impacts to significant agricultural resources.

AIR QUALITY

Consistency with the Air Quality Management Plan

The potential air quality management plan consistency impact resulting from implementation of the Asilomar State Beach and Conference Grounds General Plan is analyzed by determining its consistency with applicable regional plans, including the MBUAPCD's Air Quality Management Plan. Since the Asilomar State Beach and Conference Grounds General Plan does not result in a population increase in the region, a consistency determination from the Association of Monterey Bay Area Governments is not needed. Instead, the consistency determination is made by the MBUAPCD. The MBUAPCD has stated that because implementation of the Asilomar State Beach and Conference Grounds General Plan is not expected to generate additional vehicle trips over current operations, it would have a less than significant impact on regional air quality. Moreover, any additional emissions resulting from implementation of the Asilomar State Beach and Conference Grounds General Plan will be accounted for by the next update of the AQMP, which will be released in early 2004 (Brennan, 2003). Therefore, implementation of the Asilomar State Beach and Conference Grounds General Plan would not contribute to a cumulatively considerable significant impact to regional air quality.

AIRPORT AND AIRSTRIP HAZARDS

Asilomar State Beach and Conference Grounds are not located within an airport land use plan or within the vicinity of a private airstrip such that it would expose visitors or employees of the park to safety hazards.

BIOLOGICAL RESOURCES

Riparian Habitat and Wetlands Impacts

Riparian habitat and wetlands within Asilomar State Beach and Conference Grounds are located at Majella Slough; several ephemeral drainages along the shoreline; in several low areas in the main dune system; and, an area called the "swamp" just north of the entrance road inside the main entrance. Implementation of the General Plan's proposed biological and hydrologic goals and guidelines would ensure protection of aquatic resources and riparian values and as a result would avoid or minimize impacts on these resources to less than significant levels.

Conflict with Conservation Plans and Biotic Resources Policies/Ordinances

Implementation of the proposed General Plan would apply goals, guidelines, and management zoning to the park which could allow the addition of new facilities and public use. The proposed General Plan includes proposals for development

and operations that are consistent with the Pacific Grove LCP and Pacific Grove Land Use Plan. Further, Regional Planning Guidelines call for coordinated planning and consistency with local jurisdictions and applicable local planning policies.

EMERGENCY RESPONSE/EVACUATION PLAN IMPACTS

Asilomar State Beach and Conference Grounds General Plan calls for emergency response and evacuation measures as appropriate, as described under the emergency and public safety guidelines. The General Plan would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation.

GEOLOGY AND SOILS

Potential Seismic Impacts

Several active faults are located in the Monterey region, as discussed in Chapter 2, Existing Conditions. However, the Asilomar State Beach and Conference Grounds is not located on or directly adjacent to an active or potentially active fault. Implementation of the General Plan would therefore not expose people or structures to impacts associated with surface fault rupture.

As the Asilomar Conference Grounds are located on relatively level topography, potential landslide impacts are not considered significant. As discussed in Chapter 2, Existing Conditions, localized slope failure of sand dune within Asilomar State Beach and Conference Grounds is possible under both static and seismic conditions, however these minor, localized slides would not exposure people or structures to hazards. Potential destabilization of sand dunes associated with implementation of the Vegetation Management Plan and eradication of non-native species is discussed under Impact Geo-2, and would be considered less than significant with implementation of appropriate guidelines and mitigative measures.

Asilomar State Beach and Conference Grounds is located in an area of potential tsunami hazards. As noted in Chapter 2, Existing Conditions, a 100-year tsunami event could create a wave up to 6 feet in height in the City of Pacific Grove, causing temporary inundation of Asilomar State Beach and Conference Grounds. Implementation of the General Plan would not include development along the shoreline, with the exception of the proposed bathroom facility. Although the location of this facility has not been finalized, compliance with geology guidelines would require placement of all proposed facilities at a minimum of 11.5 feet above mean sea level. Implementation of the General Plan would therefore not expose people or structures to a significant impact associated with tsunami inundation.

Potential Expansive Soils Impacts

As discussed in Chapter 2, Existing Conditions, expansive soils are not present within Asilomar State Beach and Conference Grounds due to high percentage of coarse-grained materials present in subsurface soils. Expansive soil hazards associated with implementation of the General Plan are therefore not considered to be significant.

HYDROLOGY AND WATER QUALITY

Groundwater Supply Impacts

Given that the purpose and vision of Asilomar State Beach and Conference Grounds is not proposed to change from its current conditions, it is not anticipated that future park facilities would include development that would requires substantial water supplies, such as might be necessary for manicured lawns, golf courses or additional swimming pools. Implementation of the General Plan would not include the installation of groundwater pumping wells, nor are groundwater resources underlying Asilomar State Beach and Conference Grounds currently utilized for domestic, municipal, or industrial purposes, due to salinity from the adjoining Pacific Ocean. Therefore, implementation of the General Plan would not substantially deplete groundwater supplies.

Flooding Impacts

As noted in Chapter 2, Existing Conditions, Asilomar State Beach and Conference Grounds are not located within a FEMA-designated 100-year or 500-year flood zone. Potential flooding impacts associated construction or redirecting of flood flows from implementation of the General Plan are therefore not considered significant.

MINERAL RESOURCES

THRESHOLD

A significant mineral resources impact would be expected to occur if the General Plan would:

- Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state
- Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan

IMPACTS

Asilomar State Beach and Conference Grounds is classified by the CGS as lying within Mineral Resource Zone 3; areas that contain mineral deposits, the significance of which could be evaluated. However, the CGS recognizes that dedicated park lands have special-status as opposed to other current land uses (CGS, 1987). Implementation of the General Plan would result in new development, however the vast majority of construction activities would take place within the existing developed footprint of Asilomar Conference Grounds. Therefore, implementation of the General Plan would not result in permanent loss of availability of mineral resources.

HAZARDS AND HAZARDOUS MATERIALS

Wildland Fire Hazards

The Asilomar State Beach and Conference Grounds is located between the community of Pacific Grove and Monterey Bay, and includes limited natural or wild areas. The proposed General Plan would include implementation of vegetation restoration and management programs, including implementation of invasive plant species management. Demolition and construction activities would not take place in these natural areas, nor would they increase the developed footprint of the Asilomar State Beach and Conference Grounds. Wildland fire hazards are therefore not considered a significant impact.

Hazardous Waste and Substances Sites List

800 Asilomar Avenue, part of the Asilomar Conference Grounds, is included on the hazardous materials sites list compiled pursuant to Government Code Section 65962.5. A leaking UST was previously located at this address, located within the parking lot of the existing Corporation Yard. As previously discussed, soil remediation activities resulted in the Environmental Health Division of the Monterey County Health Department granting case closure, and no further action is required. Furthermore, potential impacts associated with excavation activities that may disturb remaining hydrocarbon impacted soil, if preset, are addressed in Mitigation Measure HAZ-1.

LAND USE

Division of Established Communities

Implementation of the proposed General Plan would apply management zoning to the park that would continue to allow public access to Asilomar State Beach and Conference Grounds. The intention of the General Plan is to provide for continued and enhanced public use opportunities, such as interpretive programs and panels, etc (see the section entitled “The Plan”). In addition, the General Plan calls for provision of universal access to recreation facilities and pathways, which would improve public use of the park.

Future public use would not disrupt or divide the physical arrangement of established surrounding uses. Areas adjacent to Asilomar State Beach and Conference Grounds are developed with residential, educational, commercial, and recreational uses, and the proposed recreational uses would be compatible with such existing uses. Proposed pathways would connect with existing or future trails and would not alter the land use character in the vicinity. Therefore, implementation of the General Plan would not directly result in any significant land use impacts.

DPR would require examination of any specific plan actions allowed under the General Plan at the time they are proposed for implementation to determine if further environmental review at a more detailed project-specific and site-specific level were necessary.

NOISE ENVIRONMENT

Airport Noise Impacts

Asilomar State Beach and Conference Grounds is not located within an airport land use plan or within the vicinity of a private airstrip such that it would expose visitors or employees of the park to noise levels greater than 65 dBA.

PLANNING INFLUENCES

Thresholds

A project would normally result in a significant planning influence impact if it would:

- Substantially conflict with established regional, state or federal plans, policies, and/or guidelines with jurisdiction over Asilomar State Beach and Conference Grounds, and as a consequence of such conflict, result in a potential adverse physical impact on the environment or surrounding land uses.

The impacts were evaluated by assessing the extent that the proposed facility and operational guideline changes to operations outlined in the General Plan would be expected to conflict with other planning influences with jurisdiction over the park or the neighboring properties.

Impacts

Implementation of the proposed General Plan could result in the relocation and addition of new facilities at Asilomar State Beach and Conference Grounds, primarily to enhance and support public use of the park. The General Plan is not proposing any change in the types of land use and visitor activities occurring within the park. Furthermore, the General Plan is not proposing any increase to the park's visitor service capacity as Asilomar Conference Grounds' meeting room and lodging capacity are proposed to remain unchanged from its current levels. Furthermore, the General Plan's operational and facility guidelines seek to when possible, remove unnecessary facilities and reduce the park's developed footprint.

The General Plan's overall and land use guidelines also seek to consult and work with local agencies with appropriate jurisdiction to improve inter-agency cooperation and coordination. Therefore, if fully implemented, the General Plan would not result in any conflicts with land use designations, environmental regulations, or other relevant policies.

In general, potential conflicts of a proposed project or program on DPR lands with the planning laws of other jurisdictions is a policy issue and is considered by the decision-makers independently of the environmental review process as a part of the decision to approve, modify, or disapprove a proposed project or program. The EIR analyzes and provides information on the potential environmental impacts of implementing the General Plan. The information on planning laws of local jurisdictions could be used by DPR and other decision-makers in assessing the extent to which the General Plan may conflict with such laws and in making the decision to approve the proposed General Plan or an alternative. Since implementation information, such as locations of specific facilities and development of project-specific management plans, is not yet known, specific facilities and plans would be reviewed at the time they are proposed for implementation to determine the potential for project-specific impacts and, if necessary, to identify appropriate mitigation measures.

PUBLIC SERVICES

Police Protection Services

No increase in park visitation is expected associated with the General Plan and therefore no increase in demand for police protection public services associated

with implementation of the General Plan would be expected. Furthermore, the General Plan includes goals and guidelines to provide for appropriate public safety and law enforcement within the park.

Solid Waste Disposal

Implementation of the proposed General Plan would not be expected to result in increase park visitation therefore no increase the park's solid waste disposal needs would be expected to result. Further, an increase in solid waste disposal needs at the park would not in itself be considered a significant environmental impact. Furthermore, the General Plan includes operations and facilities goals and guidelines that would reduce the amount of waste generated at the park and utilize appropriate technology in processing waste.

Schools

Implementation of the General Plan would not entail an increase in the local population and therefore would not increase the demand for public schools.

Parks

Implementation of the General Plan would improve park and recreational opportunities in the Monterey Bay Area, rather than result in the need for additional parks or park facilities to maintain acceptable service ratios or performance objectives.

OTHER PUBLIC FACILITIES

The demand for public facilities, other than those discussed in this environmental analysis, would not increase from implementation of the General Plan.

RECREATION

A project would normally result in a significant recreation resources impact if it would:

- Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment

Deterioration of Existing Parks and Recreational Facilities

Implementation of the General Plan could improve park and recreational opportunities in the Monterey Bay Area, rather than result in increased use of existing parks or other recreational facilities.

Potential Addition of New Facilities

Implementation of the proposed Asilomar State Beach and Conference Grounds General Plan could result in the addition of new recreation-related facilities to the area, the construction of which could result in adverse physical effect on the environment. Potentially significant program-level environmental impacts associated with construction and operation of the park facilities that could be developed under the General Plan are identified in this Environmental Analysis. Implementation of the mitigation measures included in this Environmental Analysis would reduce potential impacts to a less than significant level at the program level. Since implementation information is not yet known, specific facilities and plans would be reviewed at the time they are proposed for implementation to determine the potential for project-specific impacts and to identify appropriate mitigation measures.

TRAFFIC CIRCULATION

Air Traffic Circulation

Asilomar State Beach and Conference Grounds is not located within an airport land use plan or within the vicinity of a private airstrip such that it would result in changes in air traffic patterns.

Emergency Access

Asilomar State Beach and Conference Grounds General Plan calls for provision of adequate emergency access to the park's potential visitor use and natural resource areas, as described under the traffic circulation guidelines.

Conflict with Alternative Transportation Plans

Asilomar State Beach and Conference Grounds General Plan calls for an emphasis on non-motorized forms of transportation, to and within the park, use of public transportation, and establishment of shuttles as appropriate, as described in the traffic circulation guidelines as well as Management Zoning prescription calling for emphasis of day use parking areas as potential vehicle staging areas allowing park visitors to explore the park by foot or bicycle. Implementation of Asilomar State Beach and Conference Grounds General Plan would not conflict with alternative transportation policies, plans, or programs.

UTILITIES AND SERVICE SYSTEMS

Threshold

A project would normally result in a significant utilities and service systems impact if it would:

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- Have insufficient water supplies available to serve the project from existing entitlements and resources, or if new or expanded entitlements are needed;
- Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments;
- Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; or,
- Not comply with federal, state, and local statutes and regulations related to solid waste.

Potential Impacts to Utilities and Service Systems

Implementation of the proposed General Plan would not result in any change in park visitation and as a result, no increase the demand for wastewater treatment, water supply, and stormwater management would be expected to be associated with the General Plan. In addition, the General Plan includes management actions to ensure adequate wastewater, water supply, and stormwater management by the park. Since even full implementation of actions described in the General Plan would not likely result increases in demand for these services, it is not expected that wastewater treatment requirements, treatment provider capacity, landfill capacity, or water supply entitlements would be exceeded. However, implementation of the General Plan could result in construction of new water, wastewater, and stormwater drainage systems, the construction of which could cause environmental impacts. Potential impacts associated with construction of potential park facilities, including park infrastructure, are identified

in this Environmental Analysis. Implementation of the mitigation measures described throughout this Environmental Analysis would reduce potential impacts to a less than significant level at the program level. Since implementation information, such as locations of specific facilities and development of project-specific management plans, is not yet known, specific facilities and plans would be reviewed at the time they are proposed for implementation to determine the potential for project-specific impacts and to identify appropriate mitigation measures.

ORGANIZATIONS AND PERSONS CONSULTED

Organizations and persons consulted appear in Appendix D.

COMMENTS RECEIVED

ORGANIZATIONS AND PERSONS COMMENTING

A list of organizations and persons commenting on the Draft General Plan and EIR is provided in the document titled Asilomar State Beach and Conference Grounds Administrative Draft General Plan and Final Environmental Impact Report, dated June 2004.

RESPONSES TO COMMENTS

Response to comments on the Draft General Plan and EIR is provided in the document titled Asilomar State Beach and Conference Grounds Administrative Draft General Plan and Final Environmental Impact Report, dated June 2004.

APPENDIX A

SUPPLEMENTAL TABLES AND INFORMATION

The following tables and text provide additional detailed technical information for the Existing Conditions and Issues (Chapter 2). These tables and information is included here to provide supplemental information and detail and has been referenced previous in the main document legibility of the document.

EXISTING CONDITIONS

PHYSICAL RESOURCES

AIR QUALITY AND METEOROLOGY

Existing Air Quality

To identify ambient concentrations of the six criteria pollutants, the Monterey Bay Unified Air Pollution Control District (MBUAPCD) operates ten air quality monitoring stations throughout the Basin. As shown in Table A-1, the Monterey monitoring station has registered values above the State ozone standard on one day during the 1998-2002 period, and it has registered no values that are above the State standard for PM10 over those five years. The Federal standards for ozone and PM10 have not been exceeded.

GEOLOGY AND SOILS

Soils

The following discussion supplements the discussion of soils in the area of Asilomar State Beach and Conference Grounds, found on page 2-8 of the General Plan.

In addition to the exposed granite, there are four soil types present at Asilomar State Beach and Conference Grounds including; dune land, coastal beaches, the Baywood series and the Tangair series.

TABLE A-1
EXCEEDANCES OF AMBIENT AIR POLLUTANT STANDARDS IN THE NORTH CENTRAL COAST AIR BASIN

Pollutant	Standards[a,b]	Year 1998	1999	2000	2001	2002
OZONE						
Maximum 1-hour concentration monitored (ppm)		0.07	0.08	0.10	0.08	0.08
Number of days exceeding Federal standard	0.12 ppm	0	0	0	0	0
Number of days exceeding State standard	0.09 ppm	0	0	1	0	0
SUSPENDED PARTICULATE MATTER (PM10)[c]						
Maximum 24-hour concentrations (μg/m^3)		52	50	36	50	33
Number of samples		98	100	94	100	-
Number of samples exceeding Federal standard	150 μg/m^3	0	0	0	0	0
Number of samples exceeding State standard	50 μg/m^3	0	0	0	0	0

[a] Parts by volume per million of air (ppm), micrograms per cubic meter of air (μg/m^3), or annual arithmetic mean.
[b] Federal and State standards are for the same time period as the maximum concentration measurement unless otherwise indicated.
[c] PM10 measurements for the years 2000-2002 were collected from the monitoring station at Salinas High School; PM10 measurements for the years 1998-2000 were collected from the monitoring station on Natvidad Road in Salinas.

SOURCE: CARB, 2003

Seismicity

The following discussion supplements the discussion of seismicity on page 2-8 of the General Plan.

The Coast Ranges of California contain both active and potentially active faults and is considered a region of high seismic activity (see Table A-3).

Seismic Hazards

Ground Shaking

The following discussion supplements the discussion of Ground Shaking hazards on page 2-12 of the General Plan.

Probabilistic seismic hazard maps are typically expressed in terms of probability of exceeding a certain ground motion. For example, the 10 percent probability of exceedance in 50 years maps depict an annual probability of 1 in 475 of being exceeded each year. This level of ground shaking has been used for designing buildings in high seismic areas. The maps for 10 percent probability of exceedance in 50 years show ground motions that geologists and seismologists do not think will be exceeded in the next 50 years. In fact, there is a 90 percent

TABLE A-2
ASILOMAR STATE BEACH AND CONFERENCE GROUNDS
BEACH SOIL TYPES

Slope (%)	Soil Association Series	Soil Association Name	Permeability[a]	Shrink-Swell Potential	Erosion Hazard
Steep Sloping	Rock Outcrop-Xerorthents Association	Rock Outcrop	extremely variable	low	very high where the soil is exposed
Gently to Steep Sloping	Dune Land	Dune Land	Rapid	low	high to very high
Gently Sloping	Coastal Beaches	Coastal Beaches	Very rapid	low	very high
2% to 15%	Baywood Series	Baywood Sand	2.0-6.0-moderately rapid (30-60" deep)	low	slight to moderate
2% to 9%	Tangair Series	Tangair Fine Sand	2.0-6.0-moderately rapid (10" deep)	low	slight

[a] Permeability is the quality that enables the soil to transmit water or air, measured as the number of inches per hour that water moves through the soil. Terms describing permeability are *very slow* (less than 0.06 inch), *slow* (0.06-0.20 inch), *moderately slow* (0.2 to 0.6), *moderate* (0.6 to 2.0 inches), *moderately rapid* (2.0 to 6.0 inches).

SOURCE: USDA NRCS, 1978

TABLE A-3
ACTIVE AND POTENTIALLY ACTIVE FAULTS IN THE ASILOMAR STATE BEACH AND CONFERENCE GROUNDS VICINITY

Fault	Distance and Direction from Asilomar State Beach and Conference Grounds	Recency of Movement	Fault Classification[a]	Historical Seismicity[b]	Maximum Moment Magnitude Earthquake (Mw)[c]
Monterey Bay	0.6 miles north	Holocene	Active	Historic active creep	7.1
Navy	0.3 miles east	Late Quaternary	Potentially Active	NA	NA
Ord Terrace (onshore segment)	1 mile east	Late Quaternary	Potentially Active	NA	NA
Cypress Point	1 mile west	Late Quaternary	Potentially Active	NA	NA
San Gregorio-Paolo Colorado	5 miles southwest	Holocene – Late Quaternary	Active	Many M3-6.4	7.3
San Andreas	36 miles east	Historic (1906; 1989 ruptures) Holocene	Active	M7.1, 1989 M8.25, 1906 M7.0, 1838 Many <M6	7.9

[a] Refer to footnote 2.
[b] Richter magnitude (M) and year for recent and/or large events. The Richter magnitude scale reflects the maximum amplitude of a particular type of seismic wave.
[c] Moment magnitude is related to the physical size of a fault rupture and movement across a fault. Moment magnitude provides a physically meaningful measure of the size of a faulting event (CGS, 1997b). The Maximum Moment Magnitude Earthquake (Mw), derived from the joint CGS/USGS Probabilistic Seismic Hazard Assessment for the State of California, 1996. (CGS OFR 96-08 and USGS OFR 96-706).

SOURCES: Hart, 1997; Jennings, 1994; Peterson, 1996.

chance that these ground motions will not be exceeded. This probability level allows engineers to design buildings for larger ground motions that geologists and seismologists think will occur during a 50-year interval, which makes buildings safer than if there were only designed for the ground motions that are expected to occur in the next 50 years. Seismic shaking maps are prepared using consensus information on historical earthquakes and faults. These levels of ground shaking are used primarily for formulating building codes and for designing buildings. The maps can also be used for estimating potential economic losses and preparing for emergency response (Peterson et al., 1999).

BIOTIC RESOURCES

ANIMALS

Special Status Animal Species

The following discussion supplements the discussion of special status animal species located on page 2-25 of the General Plan.

Special status animal species are listed species that receive specific protection defined in federal or state legislation (Endangered Species Act), and are formally designated as endangered, threatened or rare under state or federal legislation. Also included in this definition are species that have no formal listing status as threatened or endangered, but are regarded as locally “rare,” “sensitive” or “species of concern” on the basis of adopted policies and expertise of federal, state or local resource agencies, or local organizations with acknowledged expertise, such as the California Department of Fish and Game (CDFG). Species that meet the criteria of Section 15380 of the California Environmental Quality Act are defined as special status species. Certain special status animal species are protected under the Federal Migratory Bird Treaty Act and California Fish and Game Code, §3503.5 as described below.

Migratory birds are protected under the Federal Migratory Bird Treaty Act (FMBTA, 16 U.S.C., Sec. 703, Supp. I), which prohibits killing, possessing, or trading in migratory birds except in accordance with regulations prescribed by the Secretary of the Interior. The FMBTA encompasses whole birds, parts of birds, and bird nests and eggs. Migratory is defined broadly in the FMBTA so that most native birds fall under its provisions. The FMBTA is typically applied on domestic projects to prevent injury or death of nesting birds and their chicks.

Birds of prey are protected in California under the California Fish and Game Code, §3503.5. Under §3503.5, it is unlawful to take, possess, or destroy any raptors or owls or to take, possess, or destroy the nest or eggs of raptors or owls. Disturbance that causes nest abandonment or loss of reproductive effort is considered a taking by the CDFG.

CULTURAL RESOURCES

ARCHAEOLOGICAL RECORDS REVIEW

The following information supplements the discussion of standing structures on page 2-34 of the General Plan.

National Historic Preservation Act (1966, as amended) and National Register of Historic Places (NRHp) Guidelines

As mentioned in Chapter 2, the Asilomar Conference Grounds is listed as a National Historic Landmark and, simultaneously, a National Register of Historic Places District (National Register # 87000823). National Historic Landmarks are nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. Today, fewer than 2,500 historic places bear this national distinction. By and large, the individual properties that make up the Asilomar Conference Grounds were found to be eligible for the National Register as contributors to a District, in this case the Asilomar Conference Grounds Historic District. As such each property is considered to contribute to the historical significance of the complex. Two properties were found to be individually eligible for the NRHP, which are the Grace H. Dodge Chapel Auditorium (ca. 1915) and Merrill Hall (ca. 1927-28).

According to 36 CFR 60, a “district” is a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history. As such, a “district” is considered collectively as a resource, and consequently, significant adverse impacts to the contributors would be considered to significantly adversely affect the district.

The original Historic Structure Inventory (California Office of Historic Preservation # 19917) performed for the Asilomar Conference Grounds provided basic documentation of each property and survey level evaluations and recommendations for the park’s historic properties. Currently the Asilomar Conference Grounds District is the only listed resource in the National Register. The contributing and individually eligible properties that constitute the district have not been listed in the National Register. Further research is required in order to determine eligibility for listing and necessary to nominate individual properties to the National Register. The nomination process is discussed in detail below.

Section 106 Process

Section 106 of the National Historic Preservation Act of 1966, as amended, requires federal agencies, or those they fund or permit, to consider the effects of their actions on properties that may be eligible for listing or are listed in the National Register of Historic Places (NRHP). To determine whether an undertaking could affect NRHP–eligible properties, cultural resources (including archaeological, historical, architectural, and traditional cultural properties) must be inventoried and evaluated for the NRHP.

To be listed in the NRHP, a property must be 50 years old or older and evaluated as significant (or, if less than 50 years old, be of exceptional historic significance). To qualify a property must represent a significant theme or pattern in history, architecture, archaeology, engineering, or culture at the local, state, or national level. It must meet one or more of the four criteria listed below and have sufficient integrity to convey its historic significance. The criteria for evaluation of the eligibility of cultural resources for listing in the NRHP are defined in Title 36, Code of Federal Regulations (CFR), Section 60.4 as follows:

"The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and

A. that are associated with events that have made a significant contribution to the broad patterns of our history; or

B. that are associated with the lives of persons significant in our past; or

C. that embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. that have yielded, or may be likely to yield, information important in prehistory or history."

In addition to meeting the significance criteria, a significant property must possess integrity to be considered eligible for listing in the NRHP. Integrity refers to a property's ability to convey its historic significance (U.S. Department of Interior 1991). Integrity is a quality that applies to historic resources in seven specific ways: location, design, setting, materials, workmanship, feeling, and association. A resource must possess two, and usually more, of these kinds of

integrity, depending on the context and the reasons that the property is significant.

The Section 106 review process normally involves a four-step procedure described in detail in the regulations implementing Section 106 of the NHPA (36 CFR Part 800):

- identify and evaluate historic properties in consultation with the SHPO and interested parties,
- assess the effects of the undertaking on properties that are eligible for inclusion in the NRHP,
- consult with the SHPO, other agencies, and interested parties to develop an agreement that addresses the treatment of historic properties and notify the Advisory Council on Historic Preservation,
- proceed with the project according to the conditions of the agreement.

Nomination to the National Register

Historic places are nominated to the National Register by the State Historic Preservation officer (SHPO) of the State in which the property is located, by the Federal Preservation Officer (FPO) for properties under Federal ownership or control, or by the Tribal Preservation Officer (TPO) if the property is on tribal lands. Anyone can prepare a nomination to the National Register; generally nomination forms are documented by property owners, local governments, citizens or SHPO staff. Nomination forms are submitted to a State review board, composed of professionals in the fields of American history, architectural history, architecture, prehistoric and historic archeology, and other related disciplines. The review board makes a recommendation to the SHPO either to approve the nomination if, in the board's opinion, it meets the National Register criteria, or to disapprove the nomination if it does not (National Park Service 2003).

During the time the proposed nomination is reviewed by the SHPO, property owners and local officials are notified of the intent to nominate and public comment is solicited. Owners of private property are given an opportunity to concur in or object to the nomination. If the owner of a private property, or the majority of private property owners for a property or district with multiple owners, objects to the nomination, the historic property cannot be listed in the National Register. In that case, the SHPO may forward the nomination to the National Park Service only for a determination of eligibility. If the historic property is listed or determined eligible for listing, then the Advisory Council on Historic Preservation must be afforded the opportunity to comment on any Federal project that may affect it (National Park Service 2003).

SOCIAL RESOURCES

RECREATION RESOURCES

Regional Parks

The following information supplements the discussion of regional parks near Asilomar State Beach and Conference Grounds located on page 2-43 of the General Plan.

There are 28 park, open space, and recreational facilities, in addition to the public school facilities utilized for recreation within the City of Pacific Grove. As shown in Table A-4 below, public open space in Pacific Grove totals approximately 449 acres and includes: 23 acres in the shoreline park network, 10 acres of neighborhood parks, 135 acres of community parks, and 112 acres of regional and state parks.

TABLE A-4
CITY OF PACIFIC GROVE PARKS AND RECREATIONAL FACILITIES

Type of Open Space	Approximate Acreage
Shoreline Park Network	23 acres
Neighborhood Parks – Recreational	6 acres
Neighborhood Parks – Natural Areas and Open Space	4 acres
Community Parks – Recreational	95 acres
Community Parks – Natural Areas and Open Space	40 acres
Regional and State Parks	112 acres
Other Parks, Recreation Facilities, and Open Space Areas	50 acres
Public Schools	86 acres
Visual Open Space Resources	34 acres
Total	449 acres

SOURCE: City of Pacific Grove, 1994

TRAFFIC AND CIRCULATION

Existing Traffic

The following information supplements the discussion of existing traffic conditions located on page 2-50 of the General Plan.

Intersection operations and the relationship between capacity and traffic volumes are generally expressed in terms of levels of service (LOS).

TABLE A-5
LEVEL OF SERVICE DEFINITIONS FOR UNSIGNALIZED INTERSECTIONS

Level of Service	Delay per Vehicle (seconds per vehicle)	Description
A	≤10.0	Little or no delay
B	>10.0 and ≤15.0	Short traffic delays
C	>15.0 and ≤25.0	Average traffic delays
D	>25.0 and ≤35.0	Long traffic delays
E	>35.0 and ≤50.0	Very long traffic delays
F	>50.0	Extreme traffic delays

SOURCE: *Highway Capacity Manual*, Transportation Research Board, Special Report No. 209, Washington, D.C., 2000.

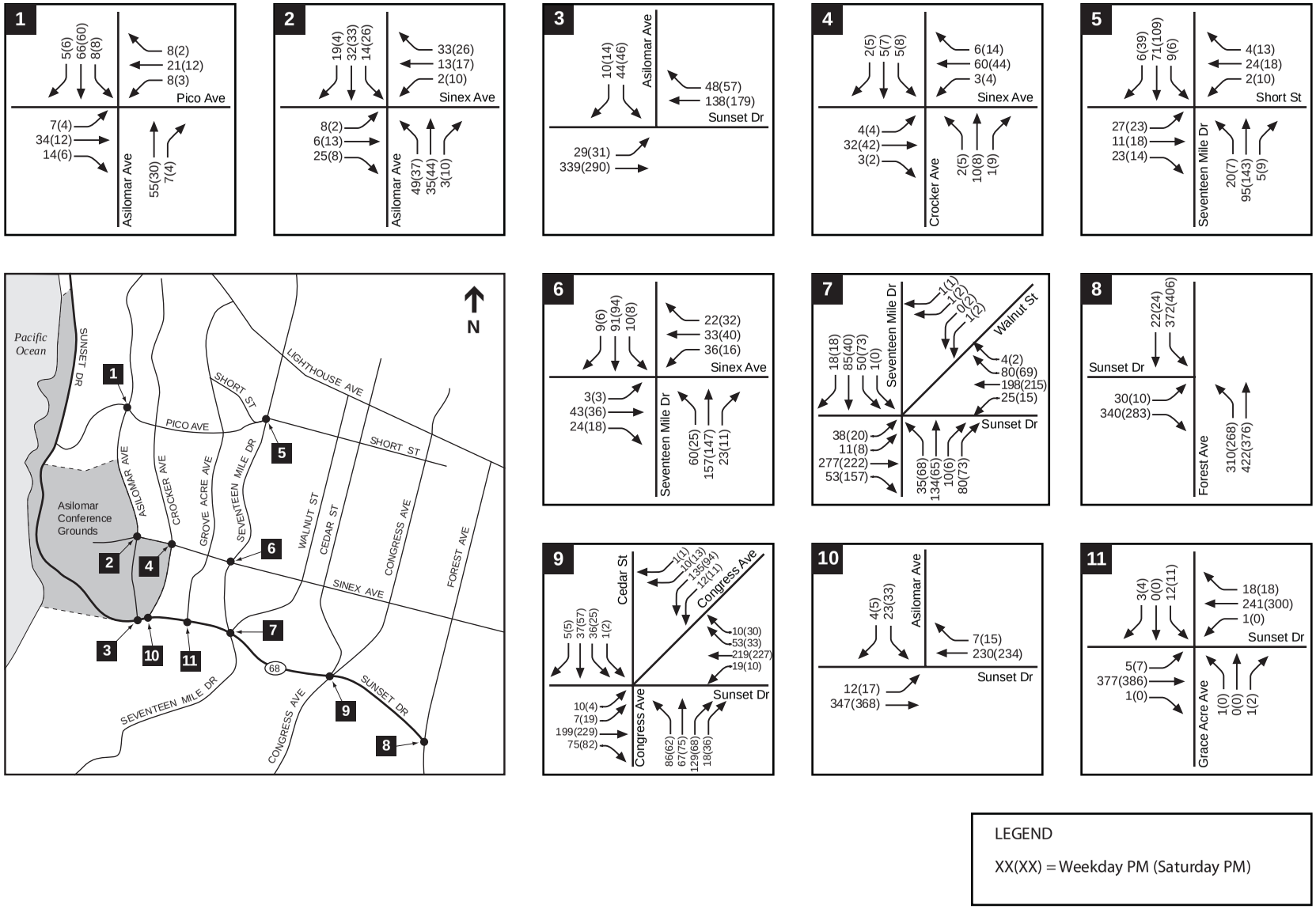
The project site intersections and their geometrics are illustrated in Figure 2-5. The existing weekday PM peak and Saturday peak hour traffic volumes at the project site roadways and intersections are illustrated in Figure A-1. Existing Weekday and Saturday peak-hour roadway and intersection volumes were provided by Caltrans and were obtained by traffic survey counts conducted in November, 2002.

The existing intersection LOS analysis has been conducted based on the parameters of the Highway Capacity Manual (HCM 2000). LOS were calculated using the TRAFFIX (version 7.5) and HCS2000 software programs, which utilize the HCM 2000 methodology LOS threshold criteria.

Level of Service Methodology

The following discussion supplements the discussion of traffic on roadway segments in the vicinity of Asilomar, located on page 2-51 of the General Plan.

Traffic volumes on roadway segments in the project vicinity were also examined, with respect to how much of the theoretical capacity is being used. The weekday peak-hour peak-direction volume-to-capacity (V/C) ratios were determined for these roadways. As shown in Table A-6, area roadways currently operate “below capacity,” with traffic volumes representing no more than about 56 percent of the theoretical capacity.



SOURCE: Environmental Science Associates, 2003.

Figure A-1

Existing (Weekday PM/Saturday PM)
Peak Hour Intersection Volumes

TABLE A-6
EXISTING WEEKDAY PEAK-HOUR TRAFFIC VOLUMES AND VOLUME-TO-CAPACITY (V/C) RATIO ON ROADWAY SEGMENTS

Roadway	Limits	Lanes	Capacity	Volume (NB/EB)	Volume (SB/WB)	V/C Ratio
1. Asilomar Avenue	North of Sinex Ave.	1	600	51	37	0.08
2. Asilomar Avenue	Sinex Avenue to Sunset Drive (SR 68)	1	600	66	41	0.11
3. Crocker Avenue	Pico Avenue to Sinex Avenue	1	400	12	11	0.03
4. Crocker Avenue	Sinex Avenue to Sunset Drive (SR 68)	1	400	17	27	0.07
5. Seventeen Mile Dr.	Dennett Street to Sinex Ave. (SR 68)	1	800	156	93	0.20
6. Seventeen Mile Dr.	Sinex Avenue to Sunset Drive (SR 68)	1	800	203	113	0.25
7. Sunset Boulevard	Jewell Avenue to Pico Avenue	1	800	111	161	0.21
8. Sunset Boulevard	Pico Avenue to Asilomar Avenue	1	800	246	147	0.31
9. Pico Avenue	Asilomar Avenue to Crocker Avenue	1	600	23	14	0.04
10. Sinex Avenue	Dennett Street to Grove Acre Avenue	1	600	53	61	0.10
11. State Route 68 (SR 68)	Asilomar Avenue to Forest Avenue	2	1,600	900	440	0.56

Notes: Volume-to-capacity ratios for the road segments are based on the highest-volume direction of traffic.

Roadway capacities assumed to be 800 vehicles per hour per lane (vphpl) for arterials; 600 vphpl for collectors; and 400 vphpl for local streets.

Volumes for SR68 from Caltrans *Traffic Volumes on State Highways* (www.dot.ca.gov)

PLANNING INFLUENCES

REGIONAL PLANS

REGIONAL PLANS AND POLICIES

Air Quality Regulatory Context

The following text supplements the discussion of the air quality regulatory environment at Asilomar, located on page 2-57 of the General Plan.

U.S. Environmental Protection Agency

These standards identify levels of air quality for six “criteria” pollutants which are considered the maximum levels of ambient (background) air pollutants considered safe, with an adequate margin of safety, to protect the public health and welfare. The six criteria pollutants include ozone, carbon monoxide (CO), nitrogen dioxide (NO2—a form of NOx), sulfur dioxide (SO2), particulates (PM10), and lead. The U.S. EPA also has regulatory and enforcement jurisdiction over emission sources beyond State waters (outer continental shelf), and those that are under the exclusive authority of the Federal government, such as aircraft, locomotives, and interstate trucking.

In response to its enforcement responsibilities, the U.S. EPA requires each state to prepare and submit a State Implementation Plan (SIP) that describes how the state will achieve the Federal AAQS by specified dates, depending on the severity of the air quality within the state or air basin.

The North Central Coast Air Basin was classified by the U.S. EPA as a nonattainment area for the federal ozone standard in 1978. The Federal ozone standard was exceeded numerous times in the late 1980s. In 1990, however, the Basin met the federal standard to be reclassified as a Federal Maintenance Area. This designation, which became final on March 18, 1997, requires an area now in attainment to continue to implement measures from the SIP to maintain the ambient pollutant levels below Federal standards. With the exception of a violation of the Federal PM10 standard in Davenport in 1995, there have been no recorded violations of federal standards for any other pollutants within the Basin. The Basin is designated as attainment or unclassified with respect to the federal ambient air quality standards for the other criteria air pollutants. Table A-7 summarizes the Basin’s attainment status with respect to the federal and state ambient air quality standards.

TABLE A-7
AIR BASIN ATTAINMENT/NONATTAINMENT DESIGNATIONS

Pollutant	National	State
Ozone[a]	Attainment	Moderate Nonattainment
Carbon Monoxide	Attainment	Attainment
Nitrogen Dioxide	Unclassified/Attainment	Unclassified/Attainment
Sulfur Dioxide	Unclassified/Attainment	Attainment
PM10	Attainment	Nonattainment
Lead	Unclassified/Attainment	Unclassified/Attainment

[a] Current designations for the national ozone standard apply to the 1-hour–average standard. U.S. EPA has not yet designated areas for the recently established national 8-hour-average ozone standard, but is likely to designate the NCCAB as nonattainment for the 8-hour national ozone standard based on existing monitoring data (MBUAPCD, 2000).

SOURCE: CARB, 2002

California Air Resources Board

The California Air Resources Board (ARB), a department of the California Environmental Protection Agency (CALEPA), oversees air quality planning and control throughout California. It is primarily responsible for ensuring implementation of the 1989 amendments to the California Clean Air Act (CCAA), responding to the Federal CAA requirements, and for regulating emissions from motor vehicles and consumer products within the State. The ARB has established emission standards for vehicles sold in California and for various types of equipment available commercially. It also sets fuel specifications to further reduce vehicular emissions.

Like the U.S. EPA, the ARB has established ambient air quality standards for the State (State standards) for the same six criteria pollutants as the Federal CAA. The state standards are more stringent than the Federal air quality standards. The amendments to the CCAA require air pollution control districts to achieve the State standards by the earliest practicable date.

Based on monitored pollutant levels, the CCAA divides ozone nonattainment areas into four categories—moderate, serious, severe, and extreme—to which progressively more stringent requirements apply. The Basin is classified as a moderate nonattainment area for ozone. Levels of PM10 also exceed State standards throughout the Basin and, therefore, it has been classified as a nonattainment area. The Basin is in attainment of the state and federal standards for carbon monoxide, nitrogen dioxide, sulfur dioxide, and lead.

Monterey Bay Unified Air Pollution Control District

The management of air quality in the Basin is the responsibility of the Monterey Bay Unified Air Pollution Control District (MBUAPCD). The MBUAPCD is responsible for bringing and/or maintaining air quality in the Basin within Federal and State air quality standards. Specifically, the MBUAPCD has the responsibility to monitor ambient air pollutant levels throughout the Basin and to develop and implement attainment strategies to ensure that future emissions will be within Federal and State standards.

Air Quality Management Plan. As discussed previously, the Federal and State Clean Air Acts require the preparation of plans to reduce air pollution to healthful levels. The MBUAPCD has responded to this requirement by preparing a series of Air Quality Management Plans (AQMPs), the most recent and rigorous of which was approved by the Governing Board of the MBUAPCD in May 2001.

The 2000 AQMP was designed to address attainment of the State standards for ozone. At this time, the Basin continues to exceed the State ozone standard. Because it has not violated the state ozone standard more than three times at any monitoring location within the district during the calendar year of 2000, the district is designated “nonattainment-transitional” for ozone by operation of law. Ozone concentrations exceeded State standards once during the 1997-2001 period. The nonattainment of the State standards is reflective of the impact of the transport of emissions from the San Francisco Bay Area, uncertainties related to emission reduction estimates, and local meteorological conditions.

Photochemical modeling for existing and future ozone concentration was conducted in order to develop a base case episode upon which additional analyses would be possible. The model also assesses the impact of transported and local emissions on ozone in the Basin, performs air flow trajectory analysis to determine regional source-to-receptor relationships, and includes a year 2010 ozone simulation projecting the effects of growth versus control on future air quality. A major objective of the project was to quantitatively assess the influence of transported versus local emissions on the air quality of the Basin.

The results of the modeling show that the area within the Basin exceeding the state ozone standard will be smaller by 2010. Results also indicate that while the severity and extent of ozone exceedances are reduced in 2010 in comparison to 1990, some areas of the Basin may still not achieve the standard with current control measures in place. Transport from the San Francisco Bay Area and the San Joaquin Valley will also continue to influence the attainment status (California Environmental Protection Agency 2000). The results indicate that 50 percent of exceedances are the result of transport from the Bay Area, meaning that the exceedances would have occurred even with no emission

contribution from the Basin. Additional controls in both the San Francisco Bay Area and the Basin may be needed to avoid future exceedances, especially under adverse meteorological conditions.

In order to address the attainment of the State standards for PM10 , the MBUAPCD prepared the 1998 Report of Attainment of the California Fine Particulates Standard in the Monterey Bay Region. This report found that existing controls on sources of NOx emissions, which serve as precursors to PM10 , may lead to attainment and maintenance of the State PM10 standard through 2010.

MBUAPCD Rules and Regulations. The MBUAPCD is responsible for limiting the amount of emissions that can be generated throughout the Basin by various stationary and mobile sources. Specific rules and regulations have been adopted by the Governing Board which limit the emissions that can be generated by various uses and/or activities, and identify specific pollution reduction measures which must be implemented in association with various uses and activities. These rules not only regulate the emissions of the six criteria pollutants, but also toxic emissions and acutely hazardous materials. They are also subject to ongoing refinement by the MBUAPCD.

Emissions sources subject to these rules are regulated through the MBUAPCD's permitting process. Through this permitting process, the MBUAPCD also monitors the amount of stationary emissions being generated and uses this information in developing the AQMP. Any emissions sources that would be constructed as part of the CLRDP would be subject to the MBUAPCD rules and regulations.

CEQA Air Quality Guidelines. In September 2001, the MBUAPCD prepared its CEQA Air Quality Guidelines as a guidance document to provide lead government agencies, consultants, and project proponents with uniform procedures for assessing air quality impacts and preparing the air quality sections of environmental documents for projects subject to CEQA.

The CEQA Air Quality Guidelines is an advisory document and local jurisdictions are not required to utilize the methodology outlined therein. This document describes the criteria that the MBUAPCD uses when reviewing and commenting on the adequacy of environmental documents, such as this EIR. It recommends thresholds for use in determining whether projects would have significant adverse environmental impacts, identifies methodologies for predicting project emissions and impacts, and identifies measures that can be used to avoid or reduce air quality impacts. This EIR was prepared following the recommendations of the CEQA Air Quality Guidelines.

Water Quality Regulatory Context

The following text supplements the discussion of the water quality regulatory context at Asilomar, located on page 2-58 of the General Plan.

Regulatory authorities exist on both the state and Federal levels for the control of water quality in California. The major federal legislation governing the water quality aspects of the project is the Clean Water Act, as amended by the Water Quality Act of 1987.

The objective of the act is "to restore and maintain the chemical, physical, and biological integrity of the nation's waters." The State of California's Porter-Cologne Water Quality Control Act (Division 7 of the California Water Code) provides the basis for water quality regulation within California. The State Water Resources Control Board (SWRCB) administers water rights, water pollution control, and water quality functions throughout the state, while the Regional Water Quality Control Boards (RWQCBs) conduct planning, permitting, and enforcement activities.

Construction Activity Permitting

The project sponsor must submit a Notice of Intent to the SWRCB in order to be covered by the General Permit prior to the beginning of construction. The General Construction Permit requires the preparation and implementation of a stormwater pollution prevention plan (SWPPP), which must be prepared before construction begins. Components of SWPPPs typically include specifications for best management practices (BMPs) to be implemented during project construction for the purpose of minimizing the discharge of pollutants in stormwater from the construction area. In addition, a SWPPP includes measures to minimize the amount of pollutants in runoff after construction is completed, and identifies a plan to inspect and maintain project BMPs and facilities.

Noise Regulatory Context

The following text supplements the discussion of the noise regulatory context at Asilomar, located on page 2-60 of the General Plan.

Monterey County

The noise element of the Monterey County General Plan identifies goals, objectives, and policies related to noise. The County uses the land use compatibility guidelines presented in Table A-8 to guide planning in the County.

TABLE A-8
LAND USE COMPATIBILITY FOR EXTERIOR COMMUNITY NOISE

Land Use Category	Levels of Acceptability, Ldn[a]			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Passively used open spaces	50	50 to 55	55 to 70	more than 70
Actively used open spaces - Playgrounds, Neighborhood Parks	50 to 67	--	67 to 73	more than 73
Residential - Low Density Single Family, Duplex, Mobile Homes	50 to 55	55 to 70	70 to 75	more than 75
Residential – Multi Family	50 to 60	60 to 70	70 to 75	more than 75
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 to 60	60 to 70	70 to 80	more than 80
Transient Lodging – Motels, Hotels	50 to 60	60 to 70	70 to 80	more than 80
Auditoriums, Concert Halls, Amphitheaters	45 to 50	50 to 65	65 to 70	more than 70
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 to 70	--	70 to 80	more than 80
Office Buildings, Business Commercial and Professional	50 to 67	67 to 75	more than 75	--
Industrial, Manufacturing, Utilities, Agriculture	50 to 70	70 to 75	more than 75	--

[a] Levels of Acceptability are defined as follows:

Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

Normally Unacceptable: New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

Clearly Unacceptable: New construction or development clearly should not be undertaken.

Note: Noise ranges are applicable at the Fort Ord Dunes boundary.

SOURCE: Monterey County Planning Department, 1982

APPENDIX B

ACRONYMS

ADA	American Disabilities Act
AQMP	Air Quality Management Plan
ARB	California Air Resources Board
BMP	Best Management Practice
CAA	Clean Air Act
CALEPA	California Environmental Protection Agency
CDFG	California Department of Fish and Game
CDMG	California Division of Mines and Geology
CEQA	California Environmental Quality Act
CNPS	California Native Plant Society
dBA	A-weighted decibels
DPR	Department of Parks and Recreation
DTSC	Department of Toxic Substances Control
EIR	Environmental Impact Report
FEMA	Federal Emergency Management Agency
g	gravity
GIS	geographic information system
HCP	Habitat Conservation Plan
HMP	Habitat Management Plan
LCP	Local Coastal Program
Ldn	Day-Night Average Sound Level
LOS	Level of Service
M	richter magnitude
$\mu g/m^3$	micrograms per cubic meter of air
ml/kg	milligrams per kilogram
MBUAPCD	Monterey Bay Unified Air Pollution Control District.

MPWMD	Monterey Peninsula Water Management District
MRWPCA	Monterey Regional Water Pollution Control Agency
Mw	Maximum Moment Magnitude Earthquake
NAHC	Native American Heritage Commission
NOAA	National Oceanic and Atmospheric Administration
NCCAB	North Central Coast Air Basin
PM10	particulate matter over 10 microns in diameter
ppm	parts by volume per million
PRC	Public Resources Code
SHPO	State Historic Preservation Officer
SR	State Route
RWQCB	Regional Water Quality Control Board
SWRCB	State Water Resources Control Board
The Department	California Department of Parks and Recreation
USGS	United States Geologic Survey
USFWS	U.S. Fish and Wildlife Service
YWCA	Young Women's Christian Association

APPENDIX C

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APPENDIX D

PUBLIC AND AGENCY CONSULTATION

On October 20, 2003 a CEQA Notice of Preparation was distributed through the State Clearinghouse, notifying State agencies that a General Plan and Environmental Impact Report would be prepared for Asilomar State Beach and Conference Grounds, and inviting those agencies to provide input and comment. Release of the Notice of Preparation began a formal 30 day review period. In addition, the Notice of Preparation was submitted by the California Department of Parks and Recreation to federal and local agencies of interest. A previous Notice of Preparation for a General Plan amendment was issued on May 24, 1993 and a public scoping meeting was held on March 22, 2001.

In October 2003, an informational newsletter and an invitation to an upcoming public workshop, was distributed to interested agencies, organizations, and individuals (a list of agencies and organizations included on the Asilomar State Beach and Conference Grounds General Plan mailing and distribution list is provided below). The workshop was held on October 23, 2003 at Asilomar Conference Grounds in Pacific Grove. A press release announcing the meeting was send to several media outlets, listed below, on September 29, 2003.

The agency and public comments received during the meetings, as well as input received over the following weeks were considered in the development of Draft General Plan.

LIST OF AGENCIES/ORGANIZATIONS

California Coastal Commission
Carmel Pine Cone
City of Monterey
City of Pacific Grove
County of Monterey
KBACH Radio
KION 46 TV
KNRY Radio
KSBW 8 TV
KSMS TV
Monterey County Post
Monterey Herald
Monterey Peninsula Regional Park District

Pacific Grove Press
Pacific Grove Unified School District
The Californian
The Coast Weekly

PUBLIC WORKSHOP COMMENTS

As noted above, a public workshop for the Asilomar State Beach and Conference Grounds General Plan was held on October 23, 2003.

The purpose of the workshop was to provide members of the community the opportunity to voice opinions regarding the goals and guidelines being formulated for Asilomar State Beach and Conference Grounds. After an introduction to the issues and opportunities at Asilomar, attendees were able to voice concerns and ask questions.

At this workshop, members of the public raised concerns or commented on the following issues: development priorities and funding for projects included in the General Plan, facilities in the social hall, the location of proposed facilities, the health of Monterey Pines, the impact of traffic on wildlife, growth in capacity at Asilomar and parking.

SUPPLEMENTARY MATERIALS

The following documents pertaining to public and agency consultation are included in this appendix:

- Asilomar General Plan Public Meeting Issues, March 22, 2001.
- Notice of Preparation, Asilomar State Beach and Conference Grounds General Plan / Draft Environmental Impact Report, October 20, 2003.
- Letter from Native American Heritage Commission, January 7, 2003.
- Letter from City of Pacific Grove, October 22, 2003.

Asilomar General Plan

Public Meeting Issues
March 22, 2001

- Consider ENHANCING the historic feel, not just protect or restore (to 1920s) Refuge by the Sea
- CDF Training needs must be addressed: classroom and office space. Desire to keep CDF function in current building
- How will we work with Coastal Commission? RE: circulation impacts to Pacific Grove
- Remove parked cars from Asilomar Blvd. Return to "Park-like" setting
- Need Review of Staff Parking
- Too many signs: Reduce numbers
- Facility Change: concern over too many "improvements" such as telephones, televisions, which would harm "refuge" qualities.
- Concern over health of deer and raccoons. Asilomar is their last refuge.
- Visual impacts regarding Spanish Bay. Work more with permitting agencies to reduce visual impacts on surrounding lands.
- Do not allow Delaware North's financial needs to become the driving force behind this general plan. Historic concerns should be primary.

Following from letter received:

- Do not expand pool area: too much noise
- Fire Safety issue along fence near "pagoda" house. Wants 40-foot clearance
- Opposed to additional lighting that would be visible from his house
- Opposed to additional fencing, but would support replacement of cyclone/rusted barbed wire with appropriate wood design
- Beginning to look overdeveloped with too many signs, fences and boardwalks.

NOTICE OF PREPARATION

ASILOMAR STATE BEACH AND CONFERENCE GROUNDS

GENERAL PLAN/DRAFT ENVIRONMENTAL IMPACT REPORT

The California Department of Parks and Recreation is preparing a General Plan/ Draft Environmental Impact Report for Asilomar State Beach and Conference Grounds. Although a general plan dated March 1983 exists, a new plan is being developed to meet the current needs of the public. The Department of Parks and Recreation is the lead agency pursuant to the California Environmental Quality Act and pursuant to Section 15082 (CCR) of the State EIR guidelines and has prepared this Notice of Preparation. A previous Notice of Preparation for a General Plan amendment was issued on May 24, 1993 and a public scoping meeting was held on March 22nd 2001.

Your agency's comments are requested in connection with the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering a permit or other approval for the project.

The project location, description, possible environmental impacts, and map are attached.

Your response must be sent to the address below not later than thirty (30) days after the receipt of this notice. We would appreciate the name of a contact person in your agency. If you have any questions, please call or write to:

Terry Lee, ASLA
Central Service Center
Department of Parks and Recreation
21 Lower Ragsdale Drive
Monterey, CA. 93940
(831) 657-6349

NOTICE OF PREPARATION

The California Department of Parks and Recreation is the Lead Agency under the requirements of the California Environmental Quality Act and is considering the preparation of a program level (first tier) environmental document for the project identified below.

PROJECT TITLE:

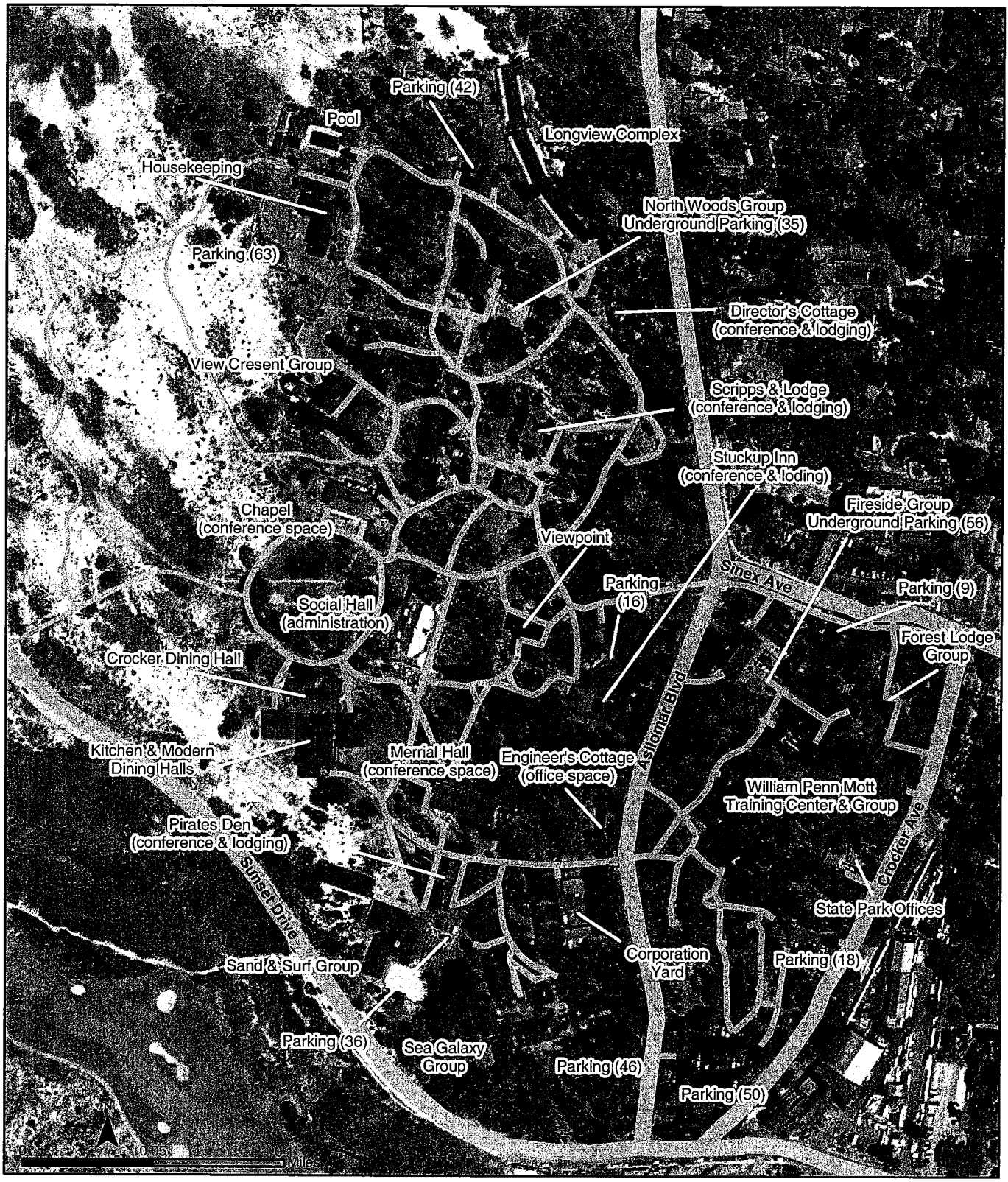
Asilomar State Beach and Conference Grounds
General Plan/Draft Environmental Impact Report

PROJECT LOCATION:

Asilomar State Beach and Conference Grounds is located on the western extremity of the Monterey Peninsula within the City of Pacific Grove (see Figure 1). The State Beach fronts about one mile of open shoreline and occupies 108 acres of scenic forest and sand dunes. Approximately 65 of the unit's acres are undergoing dune restoration to reestablish the natural biotic community. Fences, boardwalks and trails have been established in the dunes along the shoreline to protect the restored plant communities, reduce erosion and trampling and to provide public access.

The Asilomar Conference Grounds is an internationally renowned and historically important conference center known for its beauty and the tranquility of its setting. The center is a complex of meeting halls, dining facilities, and guest rooms situated on approximately 60 acres.

Scenic Coast State Highway 1 provides year-round road access to the Monterey Peninsula from the north and south. State Highways 68 and 152 connect to the coast route from the major arterials of State Route 101 and Interstate 5 inland. The City of San Francisco is 185 miles to the north, while Los Angeles is 390 miles to the south. From Highway 1, Asilomar is accessed either via State Route 68 to Asilomar Avenue, or by Ocean View Boulevard west and south along the coast from Cannery Row in Monterey. Air connections to major metropolitan areas are available from nearby Monterey Peninsula Airport.



SOURCE: California Department of Parks and Recreation, 2003;
Environmental Science Associates, 2003.

Figure 1
Existing Facilities

PROJECT DESCRIPTION:

The General Plan will provide a long-term outline and guidelines for future proposed facilities, land use, resource policies, management, operation, interpretation, and concession operations at Asilomar State Beach and Conference Grounds. Specific development proposals or management plans are not part of the General Plan. This Draft General Plan includes an environmental analysis as the first tier of a tired environmental impact report. Future implementation of General Plan proposals could occur in phases as funding becomes available, and these proposals will be subject to additional (tiered) environmental review as appropriate.

The General Plan will be based upon the park's classification, Declaration of Purpose, and Vision, which will provide a context and direction for future park management and site specific planning and development. The plan will consider project alternatives and will recommend further studies for future actions.

The General Plan will develop park-wide goals and guidelines and could also call for the preparation of management plans covering subjects such as historic resources, parking, transportation, and access, natural resources, park recreation, interpretation, trails, regional influences, and carrying capacity.

The following are some of the primary planning issues anticipated in this process:

Transportation, circulation, and parking. Opportunities exist to reduce traffic impacts on park values and adjacent neighborhoods through redesign and relocation of park structures, entrances, trails, circulation, and parking.

Park interpretive and educational resources, programs, and facilities. Opportunities exist to enhance the park's interpretive and educational programs and facilities, particularly related to historic resources, and the history of the conference center.

Regional influences and parks relationship with surrounding areas. Opportunities exist for enhancing and providing additional beach access to accommodate the increasing public use.

Growing demand for recreational opportunities and visitor experiences. The State and the Monterey Bay Area region continue to see a growing demand for recreational opportunities. The plan will address opportunities for appropriate visitor facilities, that may require the removal and relocation of existing facilities and structures while maintaining the existing building to open space ratio. The plan will address the need to continue and maintain the visitor experience while maintaining the stewardship of the unit's cultural, ecological, and biological resources.

Visitor use impacts on resources. The General Plan will evaluate the impacts of actions identified in the plan and visitor use on resources, including the historic nature of the conference center and natural resources of the beach.

POSSIBLE ENVIRONMENTAL IMPACTS:

If the guidelines and proposals made by the General Plan were implemented, there could be potential adverse impacts to soils; water resources and quality; vegetation, wildlife, and wildlife habitat; cultural resources; aesthetics resources; and traffic circulation. Potential redevelopment of facilities could affect air quality, noise, and hazards and hazardous materials. If the guidelines and proposals made by the General Plan were implemented, there could be potential adverse cumulative impacts.

DEPARTMENT OF PARKS AND RECREATION CONTACT PERSON:

Terry Lee, ASLA
Central Service Center
Department of Parks and Recreation
21 Lower Ragsdale Drive
Monterey, CA. 93940
(831) 657-6349

STATE OF CALIFORNIA Gray Davis, Governor

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
Fax (916) 657-5390
Web Site www.nahc.ca.gov

January 7, 2003

Dean Martorana
ESA
8950 Cal Center Drive, Suite 300
Sacramento, CA 95826

Sent by Fax: 916-564-4501
No of Pages: 3

RE: Proposed Asilomar State Beach and Conference Grounds, Monterey County.

Dear Mr. Martorana:

A record search of the sacred lands file has failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the sacred lands file does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Enclosed is a list of Native Americans individuals/organizations who may have knowledge of cultural resources in the project area. The Commission makes no recommendation or preference of a single individual, or group over another. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend other with specific knowledge. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at (916) 653-4038.

Sincerely,

Debbie Pilas-Treadway
Environmental Specialist III

NATIVE AMERICAN CONTACTS
Monterey County
January 7, 2003

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Ohlone/Costanoan
Northern Valley Yokut
Bay Miwok

Amah/Mutsun Tribal Band
Michelle Zimmer
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San Jose , CA 95130
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Ohlone/Costanoa

Ella Rodriguez
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Ohlone/Costanoan
Esselen

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Ohlone/Costanoa

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regards to the cultural assessamet for the proposed Asilomar State Beach and Conference Grounds , Monterey County.

NATIVE AMERICAN CONTACTS
Monterey County
January 7, 2003

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Esselen
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Ohlone/Costanoan

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regards to the cultural assessmet for the proposed Asilomar State Beach and Conference Grounds , Monterey County.

JON M. BIGGS
COMMUNITY DEVELOPMENT DIRECTOR

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CITY OF PACIFIC GROVE

COMMUNITY DEVELOPMENT DEPARTMENT

300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
TELEPHONE (831) 648-3190
FAX (831) 648-3184

October 22, 2003

Mr. Terry Lee, ASLA
Central Service Center
Department of Parks and Recreation
21 Lower Ragsdale Drive
Monterey, CA 93940

Dear Mr. Lee,

We appreciate the opportunity to provide input as to the scope and content of the new General Plan and associated Environmental Impact Report for Asilomar State Beach and Conference Grounds. The Pacific Grove Land Use Plan of the Local Coastal Program contains a number of recommendations related to the development of a General Plan for the Asilomar State Beach and Conference Grounds. Following is a list of those recommendations for consideration through development of the General Plan and its environmental evaluation:

- Implement a dune restoration program, including restricting public access, in the northern portion of the Conference Grounds to protect the habitat of rare and endangered dune plants as identified on the Habitat Sensitivity Map (copy enclosed).

- Undertake dune stabilization programs on the central and southern dunes, including planting of native vegetation, and direct human recreation to well-defined areas.

- Expansion or replacement of facilities in the sensitive forest –front transition zone adjacent to the sand dunes shall be restricted to the existing building envelopes or shall take place outside of the forest-front zone.

- The native forest of Asilomar should be studied and where necessary maintained through planting of nursery stock grown from site-specific Asilomar stock.

- On state-owned land west of Sunset drive, parking areas should be delineated to reduce habitat damage by vehicles; dunes areas should be monitored and native plants restored and, if necessary, protected with barriers; iceplant allowed to die back where scale infested; and trails designated, with wire fencing installed where necessary to protect habitats.

- The Majella Slough, on State Property south of Sunset Drive, should be preserved and protected from human intrusion.

In addition to those recommendations of the Pacific Grove Land Use Plan, the following should also be considered in development of the General Plan and its environmental evaluation:

- Changes to circulation routes and parking facilities should be evaluated for impacts on surrounding road networks. Any goals, policies, or programs that close or reroute public ways should be evaluated against and made compatible with the goals, policies, and programs of the Pacific Grove General Plan related to the same.

- Evaluate land uses contemplated within the Asilomar State Beach and Conference grounds for their compatibility with adjacent land uses in Pacific Grove.

- Include goals and policies that provide for the preservation and protection of historic structures on Asilomar State Beach and Conference Grounds.

- Develop consistency with the Land Use Chapter of the Pacific Grove General Plan, which designates the Asilomar conference grounds as Open Space Institutional Land (OSI) and provides that the floor area ratio for the site should not exceed 0.2.

We look forward to continued coordination and cooperation with the Asilomar State Beach and Conference Grounds during its preparation of the new general plan. Further information regarding the new general plan can be sent to my attention at the following address:

Jon Biggs, Community Development Director
City of Pacific Grove, Community Development Department
300 Forest Avenue
Pacific Grove, CA 93950

Please contact me if you need additional information. I can be reached by phone at (831) 648-3190. .

Sincerely,

Jon Biggs
Community Development Director

C: City Council
City Manager
Planning Commission

APPENDIX E

LIST OF PREPARERS

CALIFORNIA DEPARTMENT OF PARKS AND RECREATION (LEAD AGENCY)

GENERAL PLANNING UNIT

Wayne Woodruff	Statewide General Plan Program Manager
Terry Lee	Senior Landscape Architect (Project Coordinator)

MONTEREY DISTRICT

Dennis Hanson	Former Park Superintendent of Asilomar State Beach and Conference Grounds
Tom Moss	Senior Resource Ecologist
Lorrie Madison	Resource Ecologist
Stephanie Price	Park Superintendent of Asilomar State Beach and Conference Grounds

ENVIRONMENTAL SCIENCE ASSOCIATES (GENERAL PLAN/ENVIRONMENTAL IMPACT REPORT CONSULTANT)

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Nik Carlson	Project Manager, Social Resources
Ratna Amin	Deputy Project Manager, Facilities and Operations

TECHNICAL STAFF

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Jack Hutchison	Traffic and Circulation
Lesley Albert	Traffic and Circulation
Austin Kerr	Air Quality, Noise and GIS
Yolanda Molette	Biotic Resources
Tina Ogawa	Recreation, Aesthetics
Jennifer Schulte	Hydrology, Geology and Soils, Hazards and Hazardous Materials